



Wednesday, December 3, 2025
Plan Commission Regular Meeting Agenda

PUBLIC NOTICE - in accordance with the applicable statutes of the state of Illinois and Ordinances of the Village of Wheeling, notice is hereby given that the Regular Meeting of the Wheeling Plan Commission will be held in the Board Room, Wheeling Village Hall, 2 Community Boulevard, Wheeling, Illinois, at 6:30 PM, during which meeting it is anticipated there will be discussion and consideration of and, if so determined, action upon the matters contained in the following agenda:

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Changes to the Agenda**
5. **Citizen Concerns and Comments**
6. **Consent Items**
7. **Items for Review**
 - A. Docket No. PSU25-0025, Request for Special Use Approval to Permit a Recreation and Instruction Facility for Otaman Supreme Company (638 Wheeling Road). **PUBLIC HEARING**
 - B. Docket No. PSU25-0019, Request for Special Use and Minor Site Plan Approval to Permit a Recreation and Instruction Facility for One More Game Pickleball and Badminton Club, LLC (851 Seton Court). **PUBLIC HEARING**
 - C. Docket No. PSU25-0015, Request for Special Use Approval to Permit the Operation of an Entertainment Establishment for Red Bottle Restaurant (401 E. Dundee Road). **PUBLIC HEARING**
 - D. Docket No. PSU25-0026, Request for Special Use Approval to Permit the Operation of an Assembly Hall (Banquet Facility) for Red Bottle Restaurant (401 E. Dundee Road). **PUBLIC HEARING**
 - E. Docket No. PSPMIN25-0031, Request for Minor Site Plan and Appearance Approval to Establish an Outdoor Dining Area for Red Bottle Restaurant (401 E. Dundee Road).
8. **Approval of Minutes**
 - A. Approval of Minutes of the Regular Meeting of November 19, 2025 (including the Findings of Fact for Docket Nos. PSU25-0021, PSU-0023, PV25-0009, PV25-0010, PV25-0011, PV25-0012 and PV25-0013).
9. **Other Business**
 - A. 2026 Plan Commission Calendar
10. **Adjournment**

This meeting will be televised on channels 17 and 99. If you would like to attend a Village meeting but require an auxiliary

aid such as a sign language interpreter, call 847-499-9085 AT LEAST 72 HOURS PRIOR TO THE MEETING. To view the full agenda packet, visit <https://wheelingil.portal.civicclerk.com/>.



MEMORANDUM

DATE: December 3, 2025
FROM: Marcy Knysz, Village Planner
SUBJECT: Docket No. PSU25-0025, Request for Special Use Approval to Permit a Recreation and Instruction Facility for Otaman Supreme Company (638 Wheeling Road). **PUBLIC HEARING**

RECOMMENDED ACTION: **Recommend approval of Docket No. PSU25-0025**, granting Special Use, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in order to permit a recreation and instruction facility for Otaman Supreme Company, located at 638 Wheeling Road, in accordance with the Petitioner's Project Description Letter dated 11/4/2025; Floor Plan received by the Village on 11/5/2025, and subject to the following conditions:

1. A minimum of one (1) employee shall be on-site at all times during the facility's hours of operation.
2. The facility shall be used exclusively for boxing and fitness training and classes; no unrelated activities, parties or events shall be permitted.
3. All activities shall be conducted entirely within the indoor facility.
4. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

EXECUTIVE SUMMARY

Docket No. PSU25-0025: Otaman Supreme Company (638 Wheeling Road, Wheeling, IL 60090), lessee, is seeking special use approval pursuant to Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.10 Use Regulations, and associated sections, in order to permit a recreation and instruction facility (boxing and fitness training facility), located at 638 Wheeling Road, which is zoned I-2, Limited Industrial.

GENERAL PROPERTY INFORMATION

Petitioner: Otaman Supreme Company (lessee)

Building size: 3,000. ft. Unit / 133,938 sq. ft. Building

Property Size: 7.12 Acres

Neighboring Property Land Use(s):

North/East/South: Industrial

West: Residential (Mark Twain Elementary School)

Existing Use of Property: Multi-tenant industrial building

Existing Zoning: I-2, Limited Industrial

Comprehensive Plan Designation: Industrial

Zoning History: None

SUMMARY OF REQUEST

The petitioner, Otaman Supreme Company, requests special use approval to permit a recreation and instruction facility to operate an indoor boxing and fitness training facility to be located at 638 Wheeling Road..

SPECIAL USE ANALYSIS

A Special Use is the use of land in which, because of their unique characteristics, cannot ordinarily be allowed in a particular zoning district without consideration of their impact upon neighboring land uses and would not be detrimental to the public health, safety or general welfare. After review of the Standards summarized in this staff report, the Commission may impose reasonable restrictions that make the special use more compatible for the zoning district in which it is located, which may include conditions related to site plan aspects to mitigate adverse effects.

The petitioner is seeking special use approval to operate an indoor boxing and fitness training facility offering structured training programs for youth, adults and amateur athletes. The program mix will include personal training sessions, small group fitness classes, and after school youth training. As outlined in the Petitioner's Project Description Letter (attached), the facility will operate Monday through Friday from 9:00 AM to 9:00 PM, Saturday from 9:00 AM to 5:00 PM and will be closed on Sundays. Staffing will consist of 2-3 employees, including a boxing coach, fitness trainer and administrative/front desk personnel.

Staff has included a condition requiring the facility be used exclusively for boxing and fitness-related training and classes, no unrelated activities, parties or events to be permitted. This limitation ensures the use remains consistent with the applicant's stated operations and prevents the space from functioning as a general event venue (e.g., special events, parties, etc.) that would not align with the intent of the zoning district.

Standards for Special Use: The petitioner has submitted the following responses to the standards for special use. (Any staff comments follow the petitioner's response)

- 1. State why the Special Use is necessary or desirable to provide a service or a facility which is in the interest of public convenience or need and will contribute to the general welfare of the neighborhood or village.**

Petitioner: The proposed boxing and fitness facility will provide a valuable health and wellness service to the residents of Wheeling by offering structured, supervised physical training in a safe and professional environment. This Special Use is desirable because it promotes public health, discipline, and community engagement while utilizing an existing commercial space appropriately suited for indoor fitness activities. The operation will have minimal impact on surrounding properties, generate steady local business activity, and contribute to the overall vitality of the Village. By promoting wellness, youth development, and positive community involvement, the proposed use will enhance the general welfare and align with Wheeling's goals for a healthy, active, and thriving community

Staff: The proposed special use for a recreation facility within the I-2, Limited Industrial Zoning District is desirable as such uses effectively utilize large, open floor areas suitable for indoor sports and other large-scale recreational activities and is compatible with typical I-2 uses and the uses of the subject site.

- 2. State how the Special Use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of the adjoining area or village and will not be injurious to property values or improvements in the vicinity.**

Petitioner: The proposed boxing and fitness facility will operate safely, responsibly, and in full compliance with all applicable village codes and regulations. All training activities will take place indoors, minimizing noise, traffic, and other potential disturbances to nearby properties. The facility will maintain professional supervision at all times, with instructors and established safety protocols to ensure the well-being of participants and visitors. The proposed use will not generate hazardous conditions, excessive traffic, or environmental impacts and will not be detrimental to the health, safety, morals, or general welfare of the community. By maintaining a clean, well-managed, and attractive facility, the business will enhance the appearance and activity of the area, thereby supporting—rather than diminishing—nearby property values and neighborhood improvements.

Staff: The proposed use will occur entirely within an existing building and will not alter the character of the area.

3. State how the establishment of the special use will not impede or interfere with the normal and orderly development and improvement of surrounding property for uses permitted in the district.

Petitioner: The proposed boxing and fitness facility will be located within an existing commercial/industrial building that is already suited for active indoor uses. The operation will not alter the character of the area or hinder the normal and orderly development of surrounding properties permitted within the district. All activities will occur entirely indoors, with no outdoor operations or structural changes that would affect neighboring parcels. The facility's traffic, parking, and noise levels will remain consistent with other fitness or service-oriented uses commonly found in similar zoning districts. By occupying and improving an existing space, the proposed use will contribute positively to the ongoing development of the area and complement other nearby businesses, rather than impede future growth or redevelopment opportunities.

Staff: The proposed use will occupy a developed property with convenient public access that will not impede the surrounding properties.

4. State how the proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries and schools or the applicant will provide adequately for such services.

Petitioner: The proposed boxing and fitness facility will be fully supported by existing public infrastructure and municipal services. The site is located within an established commercial area that is already served by adequate streets, utilities, drainage systems, and public safety services. The anticipated use will not place any undue burden on municipal systems or public services. Police and fire protection, refuse disposal, and other essential services are readily available and sufficient to accommodate the proposed operation. No additional public improvements or extensions of utilities will be required. We will maintain the property in compliance with all building, safety, and health regulations to ensure continued compatibility with existing public facilities and to support the efficient provision of services throughout the Village of Wheeling.

Staff: The proposed use will occur within an existing building that is currently served by public facilities. There are no proposed changes to the exterior of the building or site that would require additional public services.

5. State how the proposed use or development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets. Parking areas and driveways shall be designed so as to prevent traffic hazards, eliminate nuisance and minimize traffic congestion in the public streets.

Petitioner: The proposed boxing and fitness facility will not cause undue traffic congestion or draw significant amounts of traffic through residential streets. The site is located within a commercial area with direct access from major thoroughfares, allowing safe and efficient entry and exit without impacting nearby residential neighborhoods. All parking and driveway areas are existing and designed to accommodate the expected volume of members and staff. Class schedules will be staggered to distribute traffic evenly throughout the day, preventing peak-hour congestion. The facility's traffic generation will be comparable to other small fitness or personal training establishments and will not create hazards or obstructions on public streets.

Staff: The proposed use will be located within an existing development which shares parking with other tenants. Sufficient parking exists on site to service the proposed use.

6. State how the proposed use will comply with the regulations and stipulations specified for such use.

Petitioner: The proposed boxing and fitness facility will fully comply with all Village of Wheeling zoning, building, fire, and life-safety regulations applicable to this type of use. The facility will be maintained in accordance with current building codes, including requirements for occupancy limits, accessibility, emergency exits, ventilation, and fire suppression systems.

All necessary permits will be obtained prior to occupancy, and the business will adhere to any additional conditions or stipulations established by the Village as part of the Special Use approval. The operation will maintain ongoing compliance with applicable health and safety standards to ensure a safe environment for patrons, employees, and the public.

Staff: The proposed use is consistent with the I-2 (Limited Industrial) Zoning District and the Comprehensive Land Use designation of Industrial.

STAFF REVIEW

Fire Department Review: No comments from the Fire Department related to the Special Use.

Engineering Division Review: No comments from the Engineering Division related to the Special Use.

Staff Recommended Action: Staff recommends approval of the special use subject to the following conditions:

1. A minimum of one (1) employee shall be on-site at all times during the facility's hours of operation.
2. The facility shall be used exclusively for boxing and fitness training and classes; no unrelated activities, parties or events shall be permitted.
3. All activities shall be conducted entirely within the indoor facility.
4. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

If the Plan Commission finds that the petitioner has satisfied the requirements for the granting of a special use for the operation of a recreation and instruction facility, the appropriate motion would be to:

Recommend approval of Docket No. PSU25-0025, granting Special Use, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in order to permit a recreation and instruction facility for Otaman Supreme Company, located at 638 Wheeling Road, in accordance with the Petitioner's Project Description Letter dated 11/4/2025; Floor Plan received by the Village on 11/5/2025, and subject to the following conditions:

1. A minimum of one (1) employee shall be on-site at all times during the facility's hours of operation.
2. The facility shall be used exclusively for boxing and fitness training and classes; no unrelated activities, parties or events shall be permitted.
3. All activities shall be conducted entirely within the indoor facility.
4. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

ATTACHMENTS:

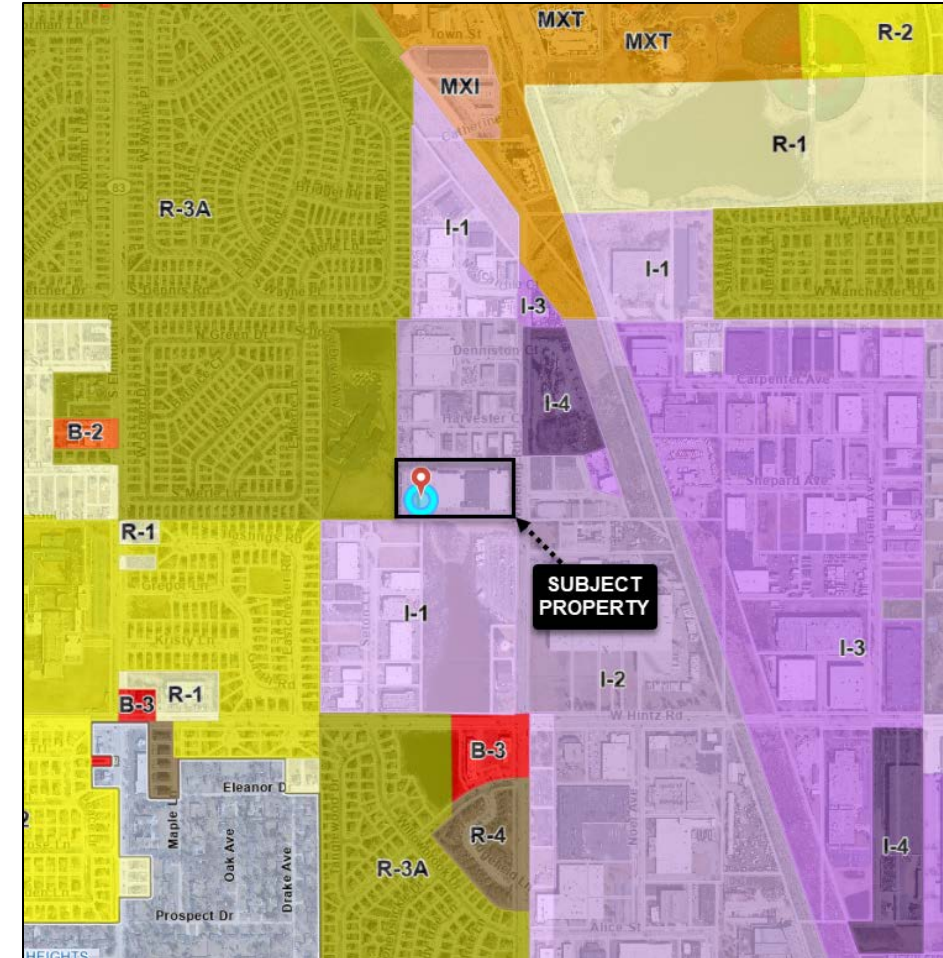
Location and zoning maps (Staff)

Petitioner's Project Description Letter dated 11/4/2025

Floor Plan received by the Village on 11/5/2025



LOCATION MAP



ZONING MAP



Photo of the front of the proposed business.

OTAMAN SUPREME COMPANY
638 Wheeling Road
Wheeling, IL 60090

Date: 11/4/2025

To: Marcy Knysz
Wheeling City Hall
Community Development Department
2 Community Boulevard
Wheeling, IL 60090

Subject: Request for Special Use License – Proposed Boxing Club

Dear Members of the Wheeling City Council,

I am writing to formally request a **Special Use License** for the operation of **Otaman Boxing Club**, a community-oriented boxing and fitness facility to be located at **638 Wheeling Road, Wheeling, IL 60090**. This facility is designed to promote physical fitness, discipline, and community engagement through structured boxing training programs for youth, adults, and amateur athletes.

Business Description

Otaman Boxing Club will operate as a **boxing and fitness training center** offering instructional classes in boxing fundamentals, conditioning, and sparring. The gym will also host personal training sessions, small group fitness programs, and after-school youth programs aimed at promoting health, confidence, and discipline among participants.

Proposed Hours of Operation

- **Monday – Friday:** 9:00 AM – 9:00 PM
- **Saturday:** 9:00 AM – 5:00 PM
- **Sunday:** Closed

Staffing and Employees

The facility will employ approximately **2–3 staff members**, including:

- 1 Boxing Coach
- 1 Fitness Trainer
- 1 Front Desk/Administrative Assistant

Community Impact

The proposed Boxing Club will provide a safe, structured environment for local residents to improve their fitness, develop self-discipline, and engage in positive community activities. Our goal is to support local youth and adults by providing affordable, supervised, and professionally guided fitness opportunities.

Please find all supporting documentation and site plans attached for review. Should you require any additional information, I am available to provide clarification or meet with staff to discuss the proposal further.

Thank you for your time and consideration of our Special Use License application. We look forward to the opportunity to contribute positively to the Wheeling community.

Sincerely,

Yuliya Mykhaylyuk & Vitalii Bobeliuk

Otaman Supreme Company

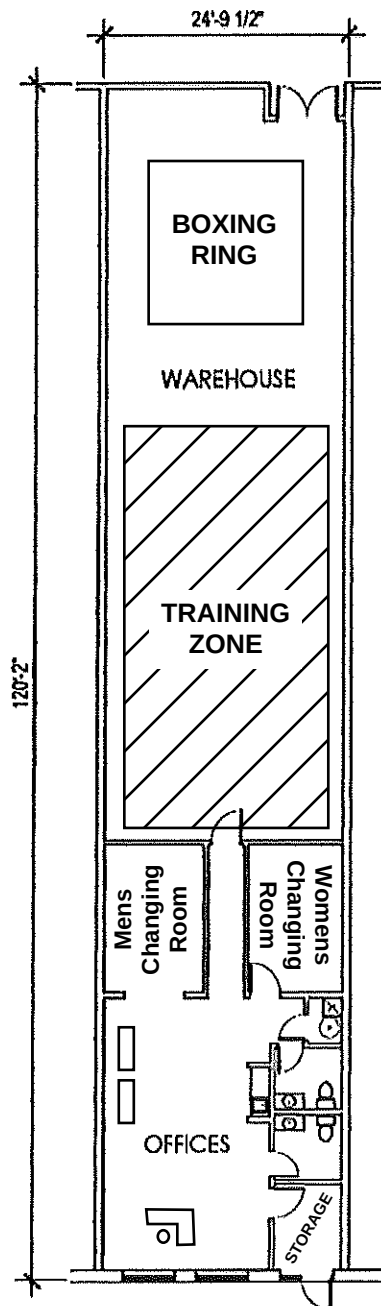
EXHIBIT A

WHEELING PLAZA

FLOOR PLAN OF PREMISES

638 S. Wheeling Road, Wheeling, IL 60090

Approximately 3,312 SQ FT





MEMORANDUM

DATE: December 3, 2025
FROM: Marcy Knysz, Village Planner
SUBJECT: Docket No. PSU25-0019, Request for Special Use and Minor Site Plan Approval to Permit a Recreation and Instruction Facility for One More Game Pickleball and Badminton Club, LLC (851 Seton Court). **PUBLIC HEARING**
RECOMMENDED ACTION: **Recommend approval of Docket No. PSU25-0019**, granting Special Use, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in order to permit a recreation and instruction facility for One More Game Pickleball and Badminton Club, LLC, located at 851 Seton Court, in accordance with the Business Plan for OMG PBB, LCC last revised 9/2025; Floor Plan prepared by E4L Engineering, LLC dated 9/20/2025; Site Plan prepared by E4L Engineering, LLC dated 10/6/2025, and subject to the following conditions:

1. A Wheeling Business License application must be submitted to the Community Development Department prior to any Village Board action of the special use.
2. A minimum of one (1) employee shall be on-site at all times during the facility's hours of operation.
3. The facility shall be used exclusively for pickleball and badminton training; no unrelated activities, parties, events or tournaments shall be permitted.
4. All employees and customers shall utilize only the designated parking areas shown on the Site Plan prepared by E4L Engineering, LLC dated 10/6/2025.
5. All activities shall be conducted entirely within the indoor facility.
6. The striping for all parking spaces and pavement markings shall be installed in full compliance with the dimensions and layout shown on the Site Plan prepared by E4L Engineering, LLC dated 10/6/2025. Because the striping previously completed does not match the approved plan, all non-compliant stalls and markings shall be corrected and restriped accordingly within 60 days of Village Board approval of the Special Use.
7. No outdoor storage of equipment, materials, or refuse shall be permitted. All equipment and materials associated with the operation shall be stored indoors at all times.
8. All refuse and recycling shall be stored within the designated indoor refuse area as shown on the Floor Plan prepared by E4L Engineering, LLC dated 9/20/2025.
9. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

EXECUTIVE SUMMARY

Docket No. PSU25-0019: One More Game Pickleball and Badminton Club, LLC (800 Weidner Road, Unit 505, Buffalo Grove, IL, 60089), lessee, is seeking special use and minor site plan approval pursuant to Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.10 Use Regulations, and associated sections, in order to permit a recreation and instruction facility, located at 851 Seton Court, which is zoned I-2, Limited Industrial.

GENERAL PROPERTY INFORMATION

Petitioner: One More Game Pickleball and Badminton Club, LLC (lessee)

Building size: 10,000 sq. ft. Unit / 23,665 sq. ft. Building

Property Size: 1.11 Acres

Neighboring Property Land Use(s): Industrial all directions

Existing Use of Property: Multi-tenant industrial building

Existing Zoning: I-1, Light Industrial and Office

Comprehensive Plan Designation: Industrial

Zoning History: None

SUMMARY OF REQUEST

The petitioner, One More Game Pickleball and Badminton Club, LLC (OMG PBB), requests special use and minor site plan approval to permit a recreation and instruction facility for an indoor pickleball and badminton facility.

SPECIAL USE ANALYSIS

A Special Use is the use of land in which, because of their unique characteristics, cannot ordinarily be allowed in a particular zoning district without consideration of their impact upon neighboring land uses and would not be detrimental to the public health, safety or general welfare. After review of the Standards summarized in this staff report, the Commission may impose reasonable restrictions that make the special use more compatible for the zoning district in which it is located, which may include conditions related to site plan aspects to mitigate adverse effects.

OMG PBB is seeking to operate an indoor pickleball and badminton facility to be located within the eastern portion of the existing industrial building located at 851 Seton Court. As outlined in the petitioner's project description letter (attached), the proposed recreation and instruction facility will include four dedicated pickleball courts available for hourly court rental, memberships, permanent court time reservations, leagues, private and group pickleball and badminton lessons/clinics and open/rec play. The petitioner is also proposing to conduct tournaments at the facility. OMG PBB will operate daily from 6 AM to 11 PM with two staff members, which are the current owners of the business. A schedule for leagues and lessons has not yet been determined.

SITE ANALYSIS

For the purposes of promoting compatible development and ensuring adequate public facilities, Site Plan and Building Appearance review and approval is required prior to issuance of a building permit or commencing use of land, except for single and two-family residences. Site Plan review only involves the static aspects of a site – layout, parking, landscaping, fencing, etc., and not the land use or operations of a business. Major Site Plan and Appearance review requires a concept review by the Village Board, a recommendation by the Commission, and a final decision by the Village Board.

As shown on the attached Site Plan prepared by E4L Engineering, LLC dated 10/6/2025, the petitioner proposes a total of nine (9) parking spaces. However, at the time of this report, the parking lot had been striped in a different configuration and the installed stalls do not meet the minimum dimensional requirements of the Village Code. Accordingly, a condition has been added requiring all non-compliant stalls and pavement markings to be corrected and re-striped in accordance with the approved Site Plan within 60 days of Village Board approval of the Special Use.

The Zoning Code requires 1 parking space per 3 clients (based on the maximum capacity), plus one space per employee. With four courts operating simultaneously, up to 32 players could be present at one time, in addition to 2 employees. This results in a minimum parking requirement of 13 parking spaces. The petitioner would be providing 9 parking spaces, resulting in a deficit to the required parking for the proposed use. Where site constraints make it impossible to provide the full number of required parking spaces for a new use within an existing building, Section 19.11.010(b)(4)(C) of the Zoning Code allows the applicant to demonstrate a good-faith effort to comply. In such cases, the Plan Commission has the discretion to grant an exception for additional parking when appropriate. The Plan Commission should consider that due to site constraints, an exception is appropriate to reduce the required parking from 13 parking spaces to 9 parking spaces.

Given the limited parking availability onsite, staff is concerned that tournament-related parking demand could

exceed the site's capacity and cause overflow parking into adjacent properties or public streets, creating operational conflicts and potential safety issues. *The Plan Commission should carefully consider whether tournaments are appropriate for this location given the existing parking limitations and the intensity of use associated with such events.*

To maintain the use in line with available parking capacity and the intent of the zoning district, staff has included a condition requiring that the facility be used exclusively for pickleball and badminton related training, instructional programs, league play, and regular recreational play. No unrelated activities, parties, or special events, including tournaments, shall be permitted unless specifically approved.

Standards for Special Use: The petitioner has submitted the following responses to the standards for special use. (Any staff comments follow the petitioner's response).

1. State why the Special Use is necessary for the public convenience at the proposed location.

Petitioner: Pickleball is the fastest growing sport at the moment and the need for indoor facilities is extremely high. We plan on providing an affordable and accessible indoor facility to the residents of wheeling and other surrounding villages. This location is at the center of a large pickleball population that is looking for an indoor place to play throughout the year but especially during the fall and winter months. We believe that this facility will bring a much needed service to the residents of Wheeling and will improve the quality and value of the neighborhood. Pickleball provides a great way to exercise and socialize for people of all ages and allows the community to grove and thrive.

Staff: Recreational facilities are considered compatible with the I-1 Zoning District, as they effectively utilize large, open floor areas suitable for indoor sports and other large-scale recreational activities.

2. State how the Special Use will not alter the essential character of the area in which it is to be located.

Petitioner: The new facility will be located in a commercial and residential area but will not significantly change or disturb the local residence or businesses. On the contrary, it will strengthen it by increasing the traffic to the local businesses and Wheeling in general. We hope to partner up with local businesses to work together to encourage residence to take part in what this area has to offer.

Staff: The proposed use will occur entirely within an existing building and will not alter the character of the area. The facility's recreational and instructional activities are compatible with the surrounding light industrial and commercial uses. Staff has included a condition prohibiting unrelated activities, parties, and tournaments to ensure that the intensity of the use remains consistent with a typical recreation and instruction facility and does not evolve into a higher-intensity event venue. This limitation helps preserve the existing industrial character of the district and prevents parking, traffic, and operational impacts that could impact the adjacent properties.

3. State how the location and size of the Special Use, the nature and intensity of the operation involved in or conducted with it, the size of the site in relation to it, and the location of the site with respect to streets giving access to it will be in harmony with and not impede the normal, appropriate and orderly development of the district in which it is to be located and the development of surrounding properties.

Petitioner: The building unit that will be used for the Indoor Pickleball facility is appropriately sized to fit our needs. We do not expect any issues with additional traffic, parking, or impeding normal operations of the surrounding businesses. Our facility does not create excessive noise, smoke, odor, or any other nuisances that would affect surrounding properties. We believe that bringing our business to this area will help develop the surrounding areas for the better. The local surrounding businesses will see more exposure as our customers travel to our facility and will potentially increase their traffic as well. We hope that this will allow other business to expand or new businesses to open up to take advantage of this community growth.

Staff: The proposed use will occupy a developed property with convenient public access that will not impede the surrounding properties. However, parking availability on the site is limited and relies on the use functioning at a typical instructional facility. To ensure the operation remains in harmony with the district and does not create impacts on adjacent properties, staff has included a condition prohibiting unrelated activities, parties, tournaments, or other event-type uses that would generate higher than normal parking demand or traffic volumes. With these operational limitations in place, the location, size, and nature of the proposed use will not impede the normal or orderly development of the surrounding properties and will remain consistent with the established industrial character of the area.

4. State how the location, nature and height of buildings, walls and fences, and the nature and extent of the landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings, or will not impair the value thereof.

Petitioner: Since we are moving into an existing building, and we will not be doing any exterior construction or modification, our business will have no effect on the adjacent properties and their development.

Staff: There are no proposed changes to the exterior of the building, and the majority of the proposed special use would occur outside of the standard day-time operations of the surrounding industrial uses.

5. State how the parking areas will be of adequate size for the particular use, properly located and suitably screened from adjacent residential uses, entrance and exit drives shall be laid out so as to prevent traffic hazards and nuisances and the development will not cause traffic congestion.

Petitioner: The parking areas are predetermined by the existing buildings plans and will not be altered. The allotted parking spaces for our unit are within the village specifications for our use and occupancy. The layout of entrance/exit drives, parking spaces, and roadways is based on the existing building, and we will not be making any changes to that. The access to the building and parking spaces are adequate and will not cause any congestion on the local roads. Access to the building will not be going through residential streets. The parking areas are not visible from adjacent homes.

Staff: The proposed use will be located within an existing building which shares parking with other tenants. Sufficient parking exists on site to service the proposed use. However, parking availability is limited and relies on adherence to the stated operations and conditions of approval. Additional high-intensity uses, such as tournaments, special events, or other activities that generate elevated peak-hour demand, could exceed the capacity of the existing parking supply and create spillover onto adjacent properties or public streets.

6. State how the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulation in that zone.

Petitioner: The current zoning for the property is I-1 which does not allow Sports/Recreational use without a Special Permit, therefore we would not be able to operate our business under the current zoning.

Staff: The proposed use is consistent with the I-1 (Light Industrial and Office) Zoning District and the Comprehensive Land Use designation of Industrial.

STAFF REVIEW

Fire Department Review: No comments from the Fire Department related to the Special Use.

Engineering Division Review: No comments from the Engineering Division related to the Special Use.

Staff Recommended Actions: The Plan Commission should consider the following items:

1. If an exception should be granted to reduce the required parking from 13 parking spaces to 9 parking spaces.
2. If tournaments are appropriate for this location given the parking limitations and the intensity of use associated with such events.

Staff recommends approval of the special use subject to the following conditions:

1. A Wheeling Business License application must be submitted to the Community Development Department prior to any Village Board action of the special use.
2. A minimum of one (1) employee shall be on-site at all times during the facility's hours of operation.
3. The facility shall be used exclusively for pickleball and badminton training; no unrelated activities, parties, events or tournaments shall be permitted.
4. All employees and customers shall utilize only the designated parking areas shown on the Site Plan prepared by E4L Engineering, LLC dated 10/6/2025.
5. All activities shall be conducted entirely within the indoor facility.
6. The striping for all parking spaces and pavement markings shall be installed in full compliance with the dimensions and layout shown on the Site Plan prepared by E4L Engineering, LLC dated 10/6/2025. Because the striping previously completed does not match the approved plan, all non-compliant stalls and

markings shall be corrected and restriped accordingly within 60 days of Village Board approval of the Special Use.

7. No outdoor storage of equipment, materials, or refuse shall be permitted. All equipment and materials associated with the operation shall be stored indoors at all times.
8. All refuse and recycling shall be stored within the designated indoor refuse area as shown on the Floor Plan prepared by E4L Engineering, LLC dated 9/20/2025.
9. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

If the Plan Commission finds that the petitioner has satisfied the requirements for the granting of a special use for the operation of a recreation and instruction facility, the appropriate motion would be to:

Recommend approval of Docket No. PSU25-0019, granting Special Use, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in order to permit a recreation and instruction facility for One More Game Pickleball and Badminton Club, LLC, located at 851 Seton CouRt, in accordance with the Business Plan for OMG PBB, LCC last revised 9/2025; Floor Plan prepared by E4L Engineering, LLC dated 9/20/2025; Site Plan prepared by E4L Engineering, LLC dated 10/6/2025, and subject to the following conditions:

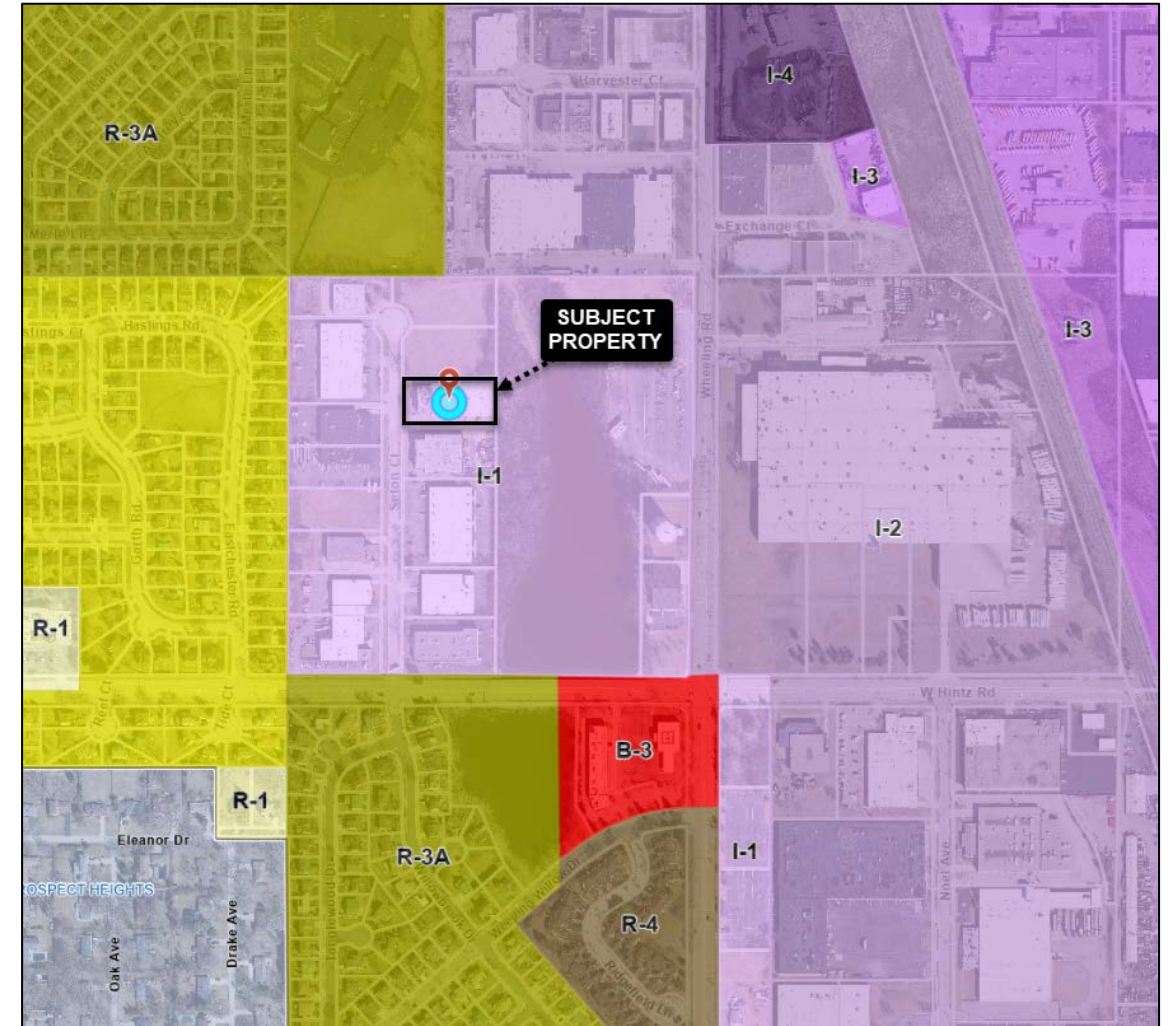
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9. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

ATTACHMENTS:

Location and zoning maps (Staff)
Business Plan for OMG PBB, LCC last revised 9/2025
Floor Plan prepared by E4L Engineering, LLC dated 9/20/2025
Site Plan prepared by E4L Engineering, LLC dated 10/6/2025



LOCATION MAP



ZONING MAP



Front of the Building Facing Northeast from Seton Court. Proposed Business Entrance on the South Side of the Building, Past the Gate on the Right Side of the Photo.



Main Building Entrance Facing East Seton Court



Proposed Business Entrance, East Side of the South Facade



Recently Striped Parking Stalls on South Property Line



BUSINESS PLAN FOR

OMG PBB, LLC

Ella and Peter Sidorczuk
800 Weidner Road, Apt 505
Buffalo Grove, Illinois 60089

Created: 10/2023

Revised: 09/2025



EXECUTIVE SUMMARY

One More Game, Pickleball and Badminton LLC (OMG PBB) will provide access to indoor pickleball and badminton courts for the community. OMG PBB will include four (4) dedicated pickleball courts for various uses at our 10,000 square foot facility. OMG PBB will provide hourly court rental, permanent court time reservations, leagues, private and group pickleball and badminton lessons with a certified instructor, coaching clinics, tournaments, and many other activities.

OMG PBB's goal is to become the premier stop for all pickleball and badminton related activities in the community providing a one stop shop facility to learn, play, and compete in these sports. We want our customers to enjoy the excellent courts for private and/or open rec play that has a friendly and comfortable atmosphere. We hope that it will attract more existing players as well as new people to try and fall in love with the sport.

The company will be run by Peter and Ella Sidorczuk (founding members) with potential additional employees if the need arises. Ella will oversee the day-to-day operations of the facility while Peter will be responsible for coaching Badminton and Pickleball as well as handling the behind-the-scenes administrative and accounting work.

We plan on marketing the facility via targeted word of mouth through the vast network of Pickleball and Badminton players that we have accumulated over the years, as well as full community blast of various flyers and advertisement avenues. We are confident that once the word spreads about the facility we will have more and more new players coming in through the door and are confident that once they are in they will remain loyal customers.



MISSION STATEMENT

One More Game, Pickleball and Badminton LLC (OMG PBB) will provide access to indoor pickleball and badminton courts for the community.

The facility will include four (4) dedicated pickleball courts for various uses. OMG PBB will provide hourly court rental, permanent court time reservations, leagues, private and group pickleball and badminton lessons with a certified instructor, coaching clinics, tournaments, and many other activities.

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SUMMARY OF YOUR BUSSINESS' KEY ELEMENTS

OMG PBB, LLC is an entity created on 10/2022 to facilitate our dream of providing easy and affordable access to pickleball and badminton to the local communities. We have been in business for under a year, but we have already hosted 5 successful local tournaments for beginning to intermediate players. These tournaments were in a scramble and playoff format and have been widely regarded as a success by all the players involved. These tournaments were run by Ella and Peter Sidorczuk (owners of OMG PBB) with Ella spearheading the recruitment and organization of the participants. It included coordinating the date and time of the tournament, collecting all the players, conveying all the pertinent information about the event, finding replacements for the inevitable cancellations. Peter, on the other hand, was responsible for setting up the groups of players and the playoffs, creating spreadsheets for point calculations and keeping track of the results, running the actual tournament at the venue location, compiling the results and handing out the medals for the winners.

In addition, Peter is planning on putting together some clinics for lower-level players to learn the fundamentals of the game.

OMG PBB will have two (2) staff members to start with, which are also the current owners of the company, Ella Sidorczuk (50% owner) and Peter Sidorczuk (50% owner). At the start of the business, we do not anticipate the need for additional employees but that may change as the business grows.

Ella will be responsible for day-to-day operations at the facility including but not limited to front desk duties such as checking players in, providing information about the facility and services, taking reservations and payments, and answering any customer services questions. She will also be doing marketing for the company in the groups that she plays in as well as any chat or Facebook groups that she is a part of. Ella will also help with other aspects of the business as they come up. Ella is also the main financial investor for the business.



Peter will oversee administrative/accounting/legal paperwork for the company, making sure that the appropriate paperwork is up to date to operate the facility, dealing with the AP/AR, setting up pricing structures for the facility services, helping with marketing in his own groups and chats. Peter is also the sole coach at the facility for both Pickleball and Badminton and will be responsible for any lessons or clinics that will be offered. Peter has over 20 years of competitive badminton playing experience and 20+ years of badminton coaching experience. He also has 4+ years of competitive pickleball and his badminton coaching experience has made it easy to transition into pickleball coaching.

For full details on Ella's and Peter's credentials please refer to the attached resumes at the end of this Business Plan.

The business will be covered under an umbrella liability policy from an insurance company that meets the requirements for this type of facility. To start with, all bookkeeping will be done in-house via QuickBooks, with an oversight from a professional CPA for end of the year close out and tax submission. If the business outgrows the use of QuickBooks, we will upgrade to more robust and in-depth accounting software and move to having a full-time accounting department/person.

HOURS OF OPERATION

The Facility will be open Monday through Sunday 6:00 AM to 11:00 PM and will be staffed during all business hours with at least one (1) employee.

SECURITY AND STAFFING

We will install and manage a security system consisting of cameras throughout the facility. This will allow us to monitor the facility in real time and review any potential incidents that may have occurred during daily use. All our members will be added to our system via name, address, phone number, email, etc. and will be required to check in prior to use of the facility so we can keep track of who is using the facility and when. A staff member will be present during normal business hours, that will facilitate check-ins, answer any member questions, and keep general order in the facility.

GENERAL CLASS SCHEDULE

In general, we will provide as many classes as possible during the week, based on how many members are signing up. We expect approximately 6-8 leagues per week (16 people per week) using all courts, between 6-8 hours of open play each day (up to 20 people per session) using all the courts, ability to reserve any court will be available throughout the day (typically 4-5 people per court), and we will also offer lessons taught by Peter Sidorczyk throughout the day/week (1-4 people per court). We do not have a set schedule for all the classes, leagues, open play, etc. as this is constantly changing based on interest, time of the year, and many other factors.



DETAILED PRODUCTS AND SERVICES

OMG PBB will provide an extensive list of products and services related to Pickleball and Badminton. The following sections will outline in detail the services that OMG PBB will provide to start with.

HOURLY COURT RENTAL – The facility will provide court rentals for their members and walk ins on an hourly basis. The fee structure will consist of a fixed cost per court per hour no matter the number of people using the court. As an example, if a court is \$30 per hour and you have 5 people on said court it would cost each person \$6 for the hour. Typically, pickleball groups will rent out courts for at least 2-hour blocks. These rentals will be based on a first-come first served basis, with possibly adjustments based on membership status.

MEMBERSHIPS – We will implement a yearly membership for the club that will give exclusive perks to the members. These perks may include any of the following: reduced court rental fees, guest passes, ability to reserve courts in advance, reduced fee on open/rec play, reduced price for leagues, a free OMG PBB T-shirt, and many others. The memberships are optional, and nonmembers can still participate in open/rec play, court reservations, and leagues.

PERMANENT COURT TIME – The facility will offer standing reservations or permanent court time at a discounted rate. This allows players to rent several courts for a longer period at the same time each week. For example, a group of players would be able to rent out 2 courts every Monday from 8 to 11 am for the next 6 months. This rental agreement would require an upfront payment but would be at a discount rate.

LEAGUES – The facility will offer leagues at set times and days of the week for various levels of players 3.0 to 5.0. The leagues will be in 2-hour blocks and can have up to twenty (20) players in each (5 courts * 4 players per court) and would most likely run for approximately eight (8) weeks. The date, time, duration, format, etc. will vary and can change as we go from league to league and month to month. The leagues will have a structured format with specific pair ups and predetermined matches for most of the league with a playoff or ranking system at the end to determine the top placing players. The top spots in the league will receive a reward. We plan on running the leagues year-round based on our study of the market in other areas and clubs (see Marketing section for details).



OPEN/REC PLAY – We will provide time blocks for open/rec play where anyone can come in and play with other people. This kind of play is good for lower-level players to meet new people and have competitive games. A walk-in fee will be charged to nonmembers for the open play and members will either be able to participate for free or at a discounted rate. Open play will also get more people in the door that want to try pickleball but do not want to make a commitment to private groups or memberships, hopefully we can convert these players into members or consistent walk ins. We will structure this open play on the available courts to facilitate players of various skill levels within each group to try and keep the play competitive. In the future, a challenge court may be required or expansion to other time slots to allow for various skill groups if the population of players gets too high for the number of courts. A sign-up list may also be implemented with a limited number of walk-ins to assure that the players have a positive experience with minimal waiting time for courts.

TOURNAMENTS – We plan on running regular tournaments at the facility to promote competition and market the facility. Starting with the continuation of our monthly beginner/intermediate level tournaments (scramble/playoff format) but then expanding to tournaments for higher level players 4.0, 4.5, and 5.0. The goal would be to run tournaments sanctioned by some of the professional pickleball associations such as the APP, PPA, or MLP. The tournaments would typically take place at the weekend and would be a great source for marketing and a place where local businesses could do some advertising, especially if we can get players from surrounding areas and states to come down to play.

LESSONS/CLINICS – Peter will offer lessons in both badminton and pickleball throughout the week and weekends. These lessons can be 1 on 1, 1 on 2, or groups of 4 players. These lessons will be between 1 and 2 hours in length and the coach to player ratio will be kept at or below 1 to 4. As mentioned before, Peter has 20+ years of experience as a coach and will be able to provide excellent coaching to any level of badminton and pickleball players. In addition to lessons, we will also host various clinics for larger groups of players 8-16 that will consist of going over fundamentals, strategies, movement, positioning, nuances, and many other aspects of pickleball. These clinics will be slightly longer in length and may include a guest coach appearance in order to keep the coach to player ration within an acceptable range.



MARKETTING PLAN

The target market for Pickleball is basically the entire community. Pickleball was specifically designed to cater to the senior population that was unable to compete in other sports. The rules of the game inherently facilitate slow methodical play that anyone can participate in at any age and physical fitness while at the same time allowing stronger athletes the freedom to play at a faster and more intense level. This means that the demographic for our facility is anyone ages 18 to 100, this opens a huge pool of possible customers.

Based on the location of our facility, I know that there are at least 5 outdoor court locations around the area that have a large community of pickleball players including Gurnee, Waukegan, Highland Park, Lake Bluff, and Libertyville. Our goal is to visit all the local parks with pickleball courts and spread the word about our facility via word of mouth and flyers. We are regular players on all the courts in the area and know most players there, this will make it easier for us to invite and market the OMG PBB facility.

The pickleball community is large yet very tight knit, any news spreads quickly and travels far among all the people. This means that handing out flyers and talking to people at several locations will reach a much larger audience than initially approached. A lot of players have larger groups that play together which means if a few people play at a certain place the rest of the group will follow them.

Based on our research there are no similar facilities within 10 miles of our location which allows us to capture even more players without the worry of losing them to a competitor at this time. Once the customers come to our place, we are confident that the quality and customer service of OMG PBB will keep them with us for a long time. There are other facilities further away from our current location that provide indoor pickleball services. As with the public outdoor courts, we are also regular players or have at least played a few times at all the locations. This means that we are aware of the format and pricing structure of each of these facilities and we are confident that we can match or beat the pricing of our competitors.

As mentioned above, the location of our facility is ideal due to the lack of a dedicated indoor pickleball/badminton facility in the vicinity and the large population of pickleball players in the area. This creates a perfect storm of demand and lack of competition, and we are confident that OMG PBB can be the solution to this problem and enrich the community in the process.



Over the past 5-7 years Pickleball has been growing at an exponential rate with the last 12 months to 24 months being a massive boom as it made its way into the public spotlight via social media and even mainstream news. The sport is blowing up and it does not seem to be stopping anytime soon. The ceiling for the growth of pickleball is nearly infinite and it is the perfect time to try and capture a big chunk of the population in this area. I do not see the growth of pickleball slowing down as it makes its way further into the mainstream public. All villages and park districts are jumping on the band wagon by building dedicated outdoor courts or converting existing tennis courts into pickleball courts. The towns and villages are recording massive community activity growth and satisfaction when new courts are opened to the public, which is a great incentive for the local governments to allocate more funds to these projects. We believe that by opening our facility we not only provide the community with a product that is in high demand, but we also increase the value of the surrounding areas and the overall happiness and prosperity of the communities, villages, and towns in the vicinity. This will allow us to give back to the community that is an integral part of our own success, creating a healthy symbiotic relationship.



PETER M. SIDORCZUK

BADMINTON AND PICKLEBALL PROFILE

Pete Sidorczuk has 20+ years of experience in playing and coaching badminton. He started in 2000 in High School as an unofficial member of the Girls Badminton team. After learning the basics during the first season he went on to play year round at local badminton clubs to further improve his skills. He continued to be a volunteer helper on Buffalo Grove High School badminton team while expanding his badminton skill set outside of community badminton free plays into Midwest badminton tournaments. Peter has won many titles in the Midwest region and has also attended larger badminton tournaments in the United States such as the U.S. Adult Nationals and the Boston Open. Peter continued to play at least a dozen tournaments a year and trains 4-5 times a week. In addition, he has moved on to being an integral part to the badminton community by extending his knowledge to the younger generation as a former High School coach and Staff member at the Annual Eastern Illinois University Badminton summer camp. For the last 5 years (2018 – 2022), Peter has been the JV coach at Lockport High School in Lockport, Illinois.

During his badminton career Peter has been sponsored by ProKennex for several years, and is currently sponsored by HL Badminton, located in Manhattan Beach California, who are also proud sponsors of the Eastern badminton camp. Peter's goal is to further pursue his playing and coaching career as he feels that the best way to grow interest in badminton is to get the younger generation involved.

At the end of 2019, Peter slowly moved away from playing competitive badminton and transitioned into playing Pickleball. Peter started playing Pickleball in his local clubs and quickly rose through the ranks to be a low 4.5 level player. After several months of honing in his skill, Peter was approached by a very good 5.0 level player that took him under his wing to facilitate his growth. Over the last few years Peter has grown up to and above the 5.0 level and has competed in various 5.0 level tournaments. Next step will be to try some of the Pro level tournaments to see where he stacks up.

Peter's love for coaching wasn't far behind him in his transition to pickleball as he began to give advice to other players in open rec play. After some time, Peter did a few lessons for local pickleball friends and family dipping his toes in the pickleball coaching scene. As of today, Peter isn't a full-time coach yet partly due to the lack of facilities and partly because he is still focused on his own pickleball game and with a full-time job it is difficult to add coaching into the mix. Peter's goal is to have his own pickleball facility and be a coach there while improving his own game as a full-time job.



PETER M. SIDORCZUK

PROFESSIONAL AND BUSINESS PROFILE

Pete Sidorczuk has 20+ years of experience in his career as a Civil Engineer. 10 of these years have been spent running his own Civil Engineering Consulting business with his partner, Joe Popeck. The business has been growing over the last 10 years and its customer satisfaction is extremely high. As a professional engineer, Peter has always been the proponent of high moral standards and ethics as well as upholding the responsibility that comes with the professional engineer's stamp of approval.

Having 10 years of business owner experience, Peter is always looking for new business opportunities. This is why an indoor Pickleball facility is a perfect opportunity as it combines my love for the sport with the community and business.

Approximately 5 years ago, Peter was involved in the rise and fall of a 48,000 square foot indoor badminton facility. A colleague and fellow badminton player had a dream of opening an indoor badminton facility for the whole family. He approached Peter and asked if he would like to be involved in the project from the very beginning. Peter decided not to invest financially but did invest hundreds of hours helping with all aspects of the project, starting from looking for property to house this facility. Peter was along for the ride helping find the building by attending the showings, planning out court layouts, court surface selection, lighting selections and configurations, planning out the payment structures and events, attending marketing meetings and booths to promote the facility. Peter was also present and involved in the supervision of all construction work as the facility was being built out, especially as a civil engineer. Peter also ran several tournaments and badminton lessons at the facility once it was opened and continued to advise the owner on how to best proceed with the facility. The facility ultimately went out of business due to many bad decisions by the owner even though he was warned by Peter that this was a bad decision. Overall, Peter has gained a vast amount of experience on the inner workings of an indoor racket sport facility along his journey. In addition, and more importantly, Peter also learned what not to do and which mistakes to avoid as the facility slowly closed down. At the very least, Peter was relieved to know that his advice was correct and that if taken by the owner the facility might still be open and thriving.



ELLA G. SIDORUCZK

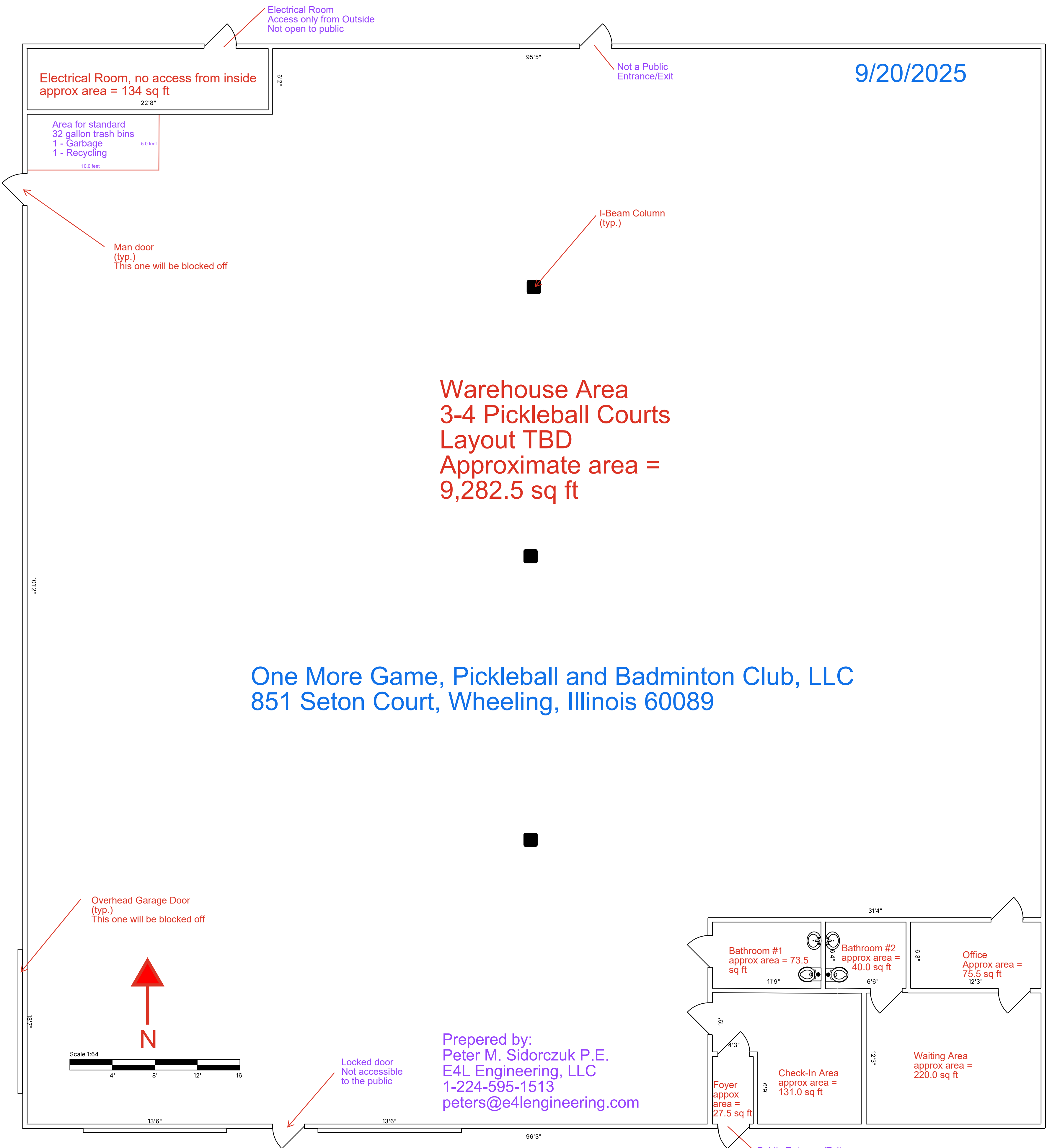
PICKLEBALL AND BADMINTON PROFILE

Ella Sidorczuk was introduced to Badminton early on by watching and supporting her son (Peter). After a short period of time, she decided to pick up a racket herself. Although she never entered the competitive scene of the sport, she went deep into organization and coordination of groups and play times. She continued to promote and recruit new players to her badminton groups and always tried to organize and coordinate play times. She was praised by her fellow players for her work and dedication as it was a very difficult job considering the number of players involved.

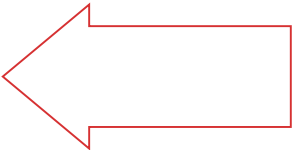
Just like badminton, Ella's Pickleball career started with her son Peter inviting her to try it. She immediately fell in love with the game and began creating a network of friends and players. Since the pickleball population is much larger than the badminton community, Ella had her work cut out for her. With meticulous dedication and hard work, she was able to recruit lots of players for her initial groups and began putting together open rec play groups. As time went on, she was able to invite more people from various outdoor open plays, and she currently manages groups with close to 150 members. In addition to private playing groups and leagues, she was also the one that started the OMG PBB tournaments that we host every month during the warm months. The whole idea started with a competition between the village of Arlington Heights players and the village of Buffalo Grove players. Our very first tournament was handpicked and organized by Ella as a battle of the villages to see which group of players was superior. The tournament was a huge success with most of the players wanting more. This sparked the fire to continue the tournaments and expand them into a monthly event, but Ella quickly realized that to do that she would also need to expand the pool of players.

This is how the monthly OMG PBB tournament for 3.0-3.5 level players was created. The purpose of these tournaments was to give these players a chance to experience their first competitive play without the pressure of a big tournament. The participants are handpicked out by Ella and invited to a tournament chat group on a messaging app, where all tournament communications take place. Ella spends each day making sure that we have enough players, that they all know the rules, that if there are any dropouts, she can find a sub, and most importantly that everyone that is in the group belongs to this level. As the tournament date nears, Ella will send out a message regarding final preparations and payment, and she meets with Peter to split the players up into various groups, making sure that each group is evenly distributed by player skill level.

In conclusion, Ella is the mastermind behind all the management and organizational parts of OMG PBB and will direct the flow of operations and customer satisfaction.



- There are no existing parking spots at the moment
- All parking spots depicted on this drawing are proposed
- The layout of the parking spots is proposed and can change to comply with the village requirements. Final layout to be approved by Village.



North

Scale: 1/8" = 1.0"

Property Boundry (all red lines)
Property line Extends West
for Approximately 300 feet
Only 200 feet shown

Grass Surface

161' 6"

Asphalt Surface

104' 0"

Typical
Width
10' 0"

20' 0"

20' 0"

20' 0"

20' 0"

20' 0"

20' 0"

20' 0"

20' 0"

20' 0"

20' 0"

20' 0"

20' 0"

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20' 0"

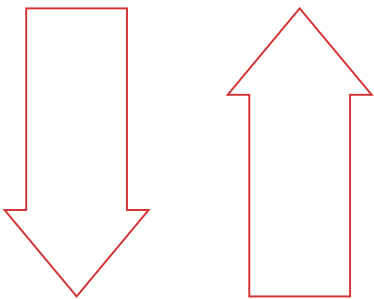
EXISTING BUILDING

OMG PBB, LLC - Our Unit
851 Seaton Court
Wheeling, Illinois

Public
Entrance
and Exit

28' 8"

Drive lanes



Asphalt Surface

Required Spots per Village Code = 8
Proposed Spots = 9

Standard OH
Garage Door
Will not be in use

Emergency Exit

48' 8"

Not a Public
Entrance/Exit

Electrical Room
Access only from
Outside, not public

Plan Created by:
E4L Engineering, LLC
Peter M. Sidorczuk P.E.
1-224-595-1513
Date: 10/06/2025

Front half of the building
Occupied by other Tennants



MEMORANDUM

DATE: December 3, 2025
FROM: Marcy Knysz, Village Planner
SUBJECT: Docket No. PSU25-0015, Request for Special Use Approval to Permit the Operation of an Entertainment Establishment for Red Bottle Restaurant (401 E. Dundee Road). **PUBLIC HEARING**
RECOMMENDED ACTION: **Recommend approval of Docket No. PSU25-0015**, granting Special Use, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in order to permit the operation of an entertainment establishment for Red Bottle Restaurant/Delta Kilo, Inc., located at 401 E. Dundee Road, in accordance with the Petitioner's Project Description Letter prepared by Dmitry Khlebnikov (received by the Village 11/24/2025); Plan Set prepared by Patrick Kinsfather, last revised 10/28/2025; and subject to the following conditions:

1. Special Use Approval is contingent upon approval of Docket No. PSU25-0026 for operation of an assembly hall (banquet facility).
2. The hours of operation shall be established by the liquor license obtained from the Village's Liquor Control Commission
3. All entertainment activities, including but not limited to music performances, karaoke, trivia, comedy, or similar events, shall be conducted entirely inside the tenant space.
4. No entertainment activities of any kind shall be permitted outdoors unless separately approved by the Village through a revised Special Use approval.
5. Amplified sound shall be maintained at a level that does not create a nuisance to adjacent tenants or exceed thresholds established in Chapter 8.24 of the Village Code.
6. Exterior doors shall remain closed during entertainment events, except for normal ingress and egress, to prevent noise spillover.

EXECUTIVE SUMMARY

Docket No. PSU25-0015: Delta Kilo, Inc., lessee, is seeking special use approval pursuant to Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.10 Use Regulations, and associated sections, in order to permit the operation of an entertainment establishment for Red Bottle Restaurant, for the property located at 401 E. Dundee Road, which is zoned B-3, General Commercial and Office.

GENERAL PROPERTY INFORMATION

Petitioner: Delta Kilo, Inc.

Neighboring Property Land Use(s):

North: Commercial/Residential (across Dundee Road)

East: Forest Preserve Land

South: Commercial

West: Commercial (across Milwaukee Ave.)

Existing Use of Property: Commercial retail space

Existing Zoning: B-3, General Commercial and Office

Comprehensive Plan Designation: Commercial

Zoning History:

- Ordinance #1677, approved 4/22/1980, granting special use for a restaurant - Ms. O'Leary's (PC No. 1980-2).
- Ordinance #2172, approved 7/15/1985, granting special use for a restaurant - Edwardo's (Docket No. 1985-15).
- Ordinance #2590, approved 1/2/1990, repealing Ordinance #2172 and granting special use to Edwardo's (Docket No. 1989-28).
- Ordinance #3226, approved 7/21/1997, repealing Ordinance #2590 and granting special use and site plan approval for a restaurant with outdoor seating (Docket No. 1997-17).
- Ordinance #4827 approved 1/20/2014, granting special use and site plan approval for a sit-down restaurant with entertainment – Deka (Docket No. 2013-8).
- Docket No. SCBA 1449, approved 7/17/2014, approval for freestanding sign (Deka).
- Docket No. PC 14-13 approved 9/11/2014, approval for minor site plan and appearance for façade modifications.
- Ordinance #3988, 7/11/2005, repealing Ordinances 2380, 2435 and 2754 and granting a variation from required parking for Riverside Plaza Shopping Center (71-83 S. Milwaukee Avenue and 321-481 E. Dundee Road).
- Docket No. PSPMIN25-0021, approved 11/5/2025, granting minor building appearance approval for changes to the building façade for the property located at 395 E. Dundee Road (Riverside Plaza).

SUMMARY OF REQUEST

Delta Kilo, Inc. is requesting special use approval to permit the operation of an entertainment establishment associated with a proposed restaurant to be known as Red Bottle Restaurant, located at 401 E. Dundee Road.

In addition, the petitioner is requesting special use approval to permit the operation of a banquet facility (classified as an *assembly use* per Docket No. PSU25-0026) and minor site plan approval to re-establish an outdoor dining area (PSPMIN25-0031).

SPECIAL USE ANALYSIS

A Special Use is the use of land in which, because of their unique characteristics, cannot ordinarily be allowed in a particular zoning district without consideration of their impact upon neighboring land uses and would not be detrimental to the public health, safety or general welfare. After review of the Standards summarized in this staff report, the Commission may impose reasonable restrictions that make the special use more compatible for the zoning district in which it is located, which may include conditions related to site plan aspects to mitigate adverse effects.

As outlined in the petitioner's project description letter, the petitioner proposes to operate Red Bottle Restaurant, a full-service restaurant that will also include scheduled entertainment events such as karaoke nights, trivia events and occasional stand-up comedy. All events will be held indoors. The identified hours of operations would be Monday through Thursday from noon to 2:00 AM, Friday & Saturday from 9:00 AM to 4:00 AM, and Sunday from 9:00 AM to 2:00 AM. The hours of operation will be dictated by the liquor license obtained from the Village's Liquor Control Commission, which a condition has been added to reflect such.

An "entertainment establishment" is defined in the Village Code as an establishment that features the viewing of or participation in activities other than eating or drinking that become a primary function of the business more than ten times in a calendar year. Activities could include, but are not limited to, dancing, performances, or any event that draws a large number of people. Includes venues specifically designed for entertainment as well as establishments, such as restaurants or taverns, that serve a different function during most operating hours. As outlined in the petitioner's project description letter, the petitioner proposes to host entertainment such as karaoke nights, trivia events and occasional stand-up comedy more than 10 times per year.

Parking Analysis:

The attached Floor Plan identifies a maximum occupancy of 210 individuals. Pursuant to the Village's off-street

parking requirements for restaurants and entertainment establishments, parking is calculated at 1 space per 3 seats based on maximum capacity, plus 1 space per employee during the largest work shift. This results in a minimum parking requirement of 82 spaces; 70 spaces for patrons plus 12 spaces for employees.

A parking variation for Riverside Plaza was previously granted by Ordinance No. 3988, which allocates 81 parking spaces to the subject tenant space (401 E. Dundee Road). While this is 1 parking space less than the calculated requirement (per above), the approved variation established the allocated parking for the subject tenant space.

Standards for Special Use: The petitioner has submitted the following responses to the standards for special use. (Any staff comments follow the petitioner's response)

1. State why the Special Use is necessary for the public convenience at the proposed location.

Petitioner: The Special Use Permit is necessary for public convenience because the proposed Entertainment Establishment/Restaurant will provide a much-needed community gathering space that combines high-quality modern European dining with engaging entertainment such as karaoke, trivia nights, and stand-up comedy. These activities foster social interaction, support local talent, and offer residents and visitors a safe, enjoyable place to relax and connect. The venue will enhance the neighborhood's vibrancy, attract foot traffic, and contribute to the local economy through job creation, increased sales tax revenue, and support of nearby businesses. By offering a unique blend of culinary and cultural experiences, the establishment will serve as a valuable asset to the community and a catalyst for continued economic and social vitality in the area.

Staff: The proposed entertainment establishment is an appropriate use within the B-3, General Commercial and Office Zoning District and consistent with the mixed-use offerings at Riverside Plaza. The Special Use will activate an existing vacant tenant space and provide an additional service-oriented amenity at the subject location.

2. State how the Special Use will not alter the essential character of the area in which it is to be located.

Petitioner: The proposed Entertainment Establishment/Restaurant will complement the existing character of the area by operating within the established commercial framework of the shopping center. The design, signage, and operating hours will be consistent with surrounding businesses, and all entertainment activities such as karaoke, trivia nights, and stand-up comedy will be conducted indoors to minimize noise and disruption. The focus on quality dining and community-oriented events makes the concept a natural fit for the area, appealing to local residents and visitors alike. Rather than altering the character of the neighborhood, the Special Use will enhance its appeal by adding a lively yet respectful destination that supports local culture, dining, and responsible social engagement.

Staff: The proposed Entertainment Establishment represents an appropriate reuse of an existing vacant tenant space within Riverside Plaza and aligns with the established commercial character of the development. The use is compatible with neighboring businesses and all entertainment components will be conducted entirely indoors, which minimizes potential noise or operational impacts on surrounding properties. The Special Use is not expected to alter the essential character of the area.

3. State how the location and size of the Special Use, the nature and intensity of the operation involved in or conducted with it, the size of the site in relation to it, and the location of the site with respect to streets giving access to it will be in harmony with and not impede the normal, appropriate and orderly development of the district in which it is to be located and the development of surrounding properties.

Petitioner: The proposed Entertainment Establishment/Restaurant is located within an existing shopping center that is already zoned for commercial use and was previously home to another restaurant, making it an appropriate and compatible use for the site. The size of the space is well-suited for the proposed operations, with no expansion beyond the existing footprint. The shopping center offers ample parking and convenient access from nearby streets, ensuring smooth traffic flow and minimizing congestion. Because the site is far from any residential areas, there will be no conflict with homes or concerns about noise. All entertainment, including karaoke, trivia nights, and occasional stand-up comedy, will take place indoors, with soundproofing considerations as needed to prevent noise from escaping the premises. The operation will not produce any

significant odor, smoke, or light beyond what is typical for a standard restaurant, ensuring it remains in harmony with neighboring businesses. Overall, the proposed use will support the continued commercial development of the area without impeding or disrupting surrounding properties and will contribute positively to the vitality and attractiveness of the district.

Staff: The proposed use will be located within an existing commercial space that was previously occupied by a restaurant, making the size and configuration of the space appropriate for the proposed operations. The site benefits from established vehicular access points along Dundee Road and existing off-street parking allocated through the Riverside Plaza. All activities will occur entirely indoors and within the existing building footprint, which minimizes potential impacts on adjacent tenants and maintains compatibility with surrounding commercial uses.

4. State how the location, nature and height of buildings, walls and fences, and the nature and extent of the landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings, or will not impair the value thereof.

Petitioner: The proposed Entertainment Establishment/Restaurant will occupy an existing commercial unit within a shopping center, and no structural changes to the height, exterior walls, or fencing are planned. The building's location and scale are consistent with surrounding businesses, and the use aligns with the center's overall commercial character. Existing landscaping will be maintained. Because the site is part of an established commercial area and not adjacent to residential properties, the use will not hinder or discourage development of nearby parcels. On the contrary, it will likely encourage increased foot traffic and customer flow to surrounding businesses, contributing positively to the overall commercial activity of the area. The proposed use will not create visual, noise, or environmental impacts that would impair the value or use of adjacent land or buildings.

Staff: No exterior site modifications are proposed as part of this request. The existing building footprint, height, exterior walls, parking layout, lighting, and landscaping will remain unchanged, and all activities associated with the Entertainment Establishment will occur entirely within the enclosed tenant space. Therefore, the proposed use will not impede or discourage the appropriate development and use of adjacent properties, nor will it negatively affect their value.

5. State how the parking areas will be of adequate size for the particular use, properly located and suitably screened from adjacent residential uses, entrance and exit drives shall be laid out so as to prevent traffic hazards and nuisances and the development will not cause traffic congestion.

Petitioner: The Entertainment Establishment/Restaurant will share the existing parking facilities of the shopping center, which provides ample parking spaces to accommodate customers and staff. Because our peak business hours will primarily occur in the evenings—after most other businesses in the center have closed—there will be more than sufficient parking capacity to meet demand without overcrowding. There are no adjacent residential properties, so screening from homes is not required. All access to the site is via commercial roads designed to handle retail traffic, and there are no residential streets used to reach the location. The entrance and exit drives are already in place, designed for safe, efficient traffic flow, and meet all applicable traffic safety standards. The nature of the use and timing of peak hours ensures that it will not contribute to traffic congestion or create any traffic hazards or nuisances for surrounding businesses or properties.

Staff: The proposed use will utilize the existing off-street parking lot that serves Riverside Plaza. The proposed use is not expected to create traffic hazards or contribute to congestion within the development or along surrounding roadways.

6. State how the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulation in that zone.

Petitioner: The property in question is well-suited for an Entertainment Establishment/Restaurant but limiting its use strictly to food service without the ability to offer entertainment such as karaoke, trivia nights, and stand-up comedy would significantly hinder its economic viability. Our business model relies on creating an engaging social atmosphere that draws evening and weekend traffic, which is essential to achieving our projected revenue of approximately \$250,000 per month. Without the Special Use Permit to allow these entertainment components, the establishment would not be able to attract the level of patronage required to generate a reasonable return on investment, especially considering the costs associated with build-out, staffing, licensing, and operations. The proposed use meets all other requirements of the Zoning Code, and no additional exceptions are being

requested beyond this Special Use. The permit is critical to unlocking the property's full commercial potential and ensuring its long-term success.

Staff: The proposed use is consistent with the B-3, General Commercial and Office Zoning District and the Comprehensive Land Use designation of mixed use for the subject site.

STAFF REVIEW

Fire Department Review: No comments from the Fire Department related to the Special Use.

Engineering Division Review: No comments from the Engineering Division related to the Special Use.

Staff Recommended Action: Staff recommends approval of the special use, subject to the following conditions:

1. Special Use Approval is contingent upon approval of Docket No. PSU25-0026 for operation of an assembly hall (banquet facility).
2. The hours of operation shall be established by the liquor license obtained from the Village's Liquor Control Commission
3. All entertainment activities, including but not limited to music performances, karaoke, trivia, comedy, or similar events, shall be conducted entirely inside the tenant space.
4. No entertainment activities of any kind shall be permitted outdoors unless separately approved by the Village through a revised Special Use approval.
5. Amplified sound shall be maintained at a level that does not create a nuisance to adjacent tenants or exceed thresholds established in Chapter 8.24 of the Village Code.
6. Exterior doors shall remain closed during entertainment events, except for normal ingress and egress, to prevent noise spillover.

If the Plan Commission finds that the petitioner has satisfied the requirements for the granting of a special use, the appropriate motion would be to:

Recommend approval of Docket No. PSU25-0015, granting Special Use, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in order to permit the operation of an entertainment establishment for Red Bottle Restaurant/Delta Kilo, Inc., located at 401 E. Dundee Road, in accordance with the Petitioner's Project Description Letter prepared by Dmitry Khlebnikov (received by the Village 11/24/2025); Plan Set prepared by Patrick Kinsfather, last revised 10/28/2025; and subject to the following conditions:

1. Special Use Approval is contingent upon approval of Docket No. PSU25-0026 for operation of an assembly hall (banquet facility).
2. The hours of operation shall be established by the liquor license obtained from the Village's Liquor Control Commission
3. All entertainment activities, including but not limited to music performances, karaoke, trivia, comedy, or similar events, shall be conducted entirely inside the tenant space.
4. No entertainment activities of any kind shall be permitted outdoors unless separately approved by the Village through a revised Special Use approval.
5. Amplified sound shall be maintained at a level that does not create a nuisance to adjacent tenants or exceed thresholds established in Chapter 8.24 of the Village Code.
6. Exterior doors shall remain closed during entertainment events, except for normal ingress and egress, to prevent noise spillover.

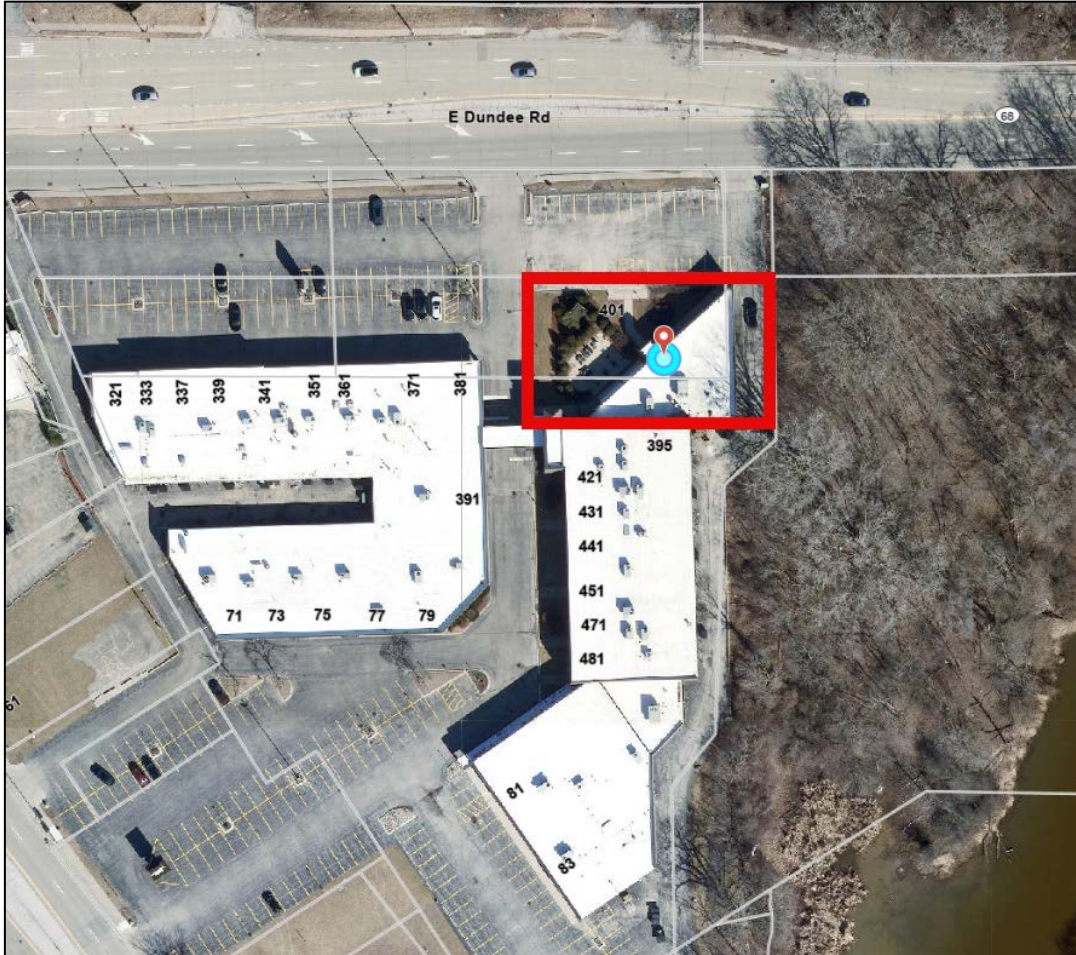
ATTACHMENTS:

Attachments to Staff Report (Staff)

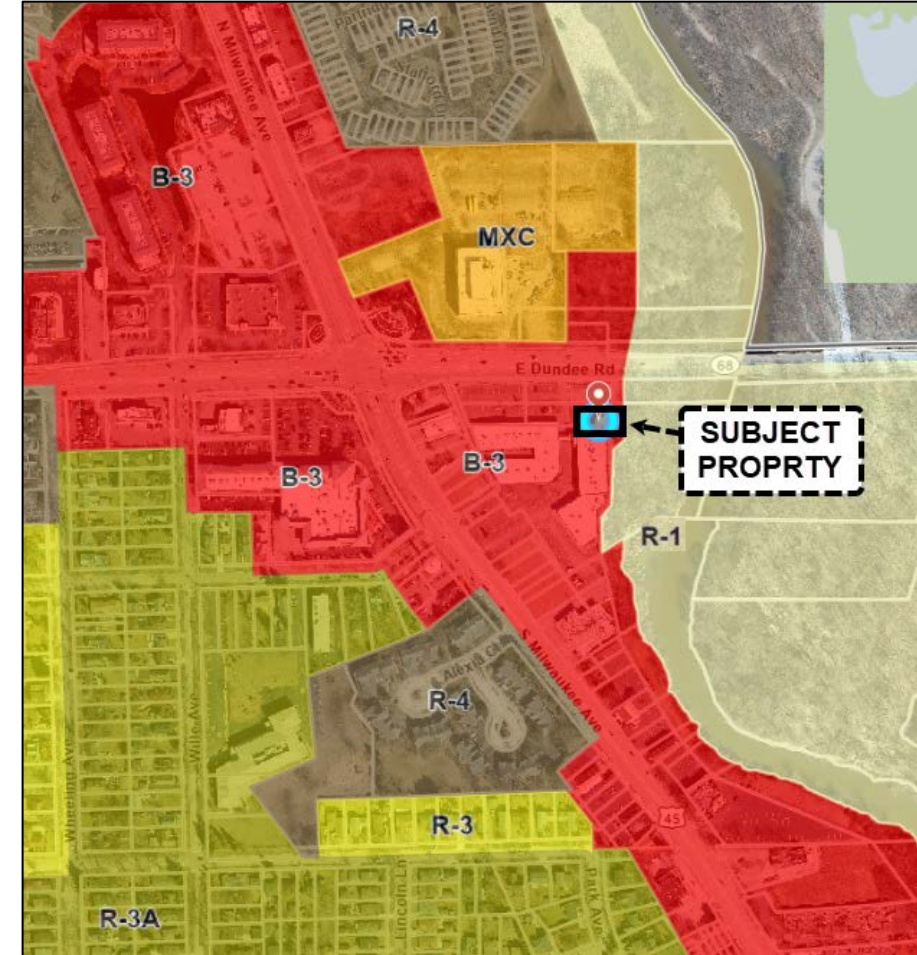
Petitioner's Project Description Letter prepared by Dmitry Khlebnikov (received by the Village 11/24/2025)

Plan Set prepared by Patrick Kinsfather, last revised 10/28/2025

(Request for Special Use for Entertainment Establishment & Assembly Hall, Minor Site Plan & Appearance Approval)



LOCATION MAP



ZONING MAP

(Request for Special Use for Entertainment Establishment & Assembly Hall, Minor Site Plan & Appearance Approval)



Front of proposed restaurant facing south from parking lot.

(Request for Special Use for Entertainment Establishment & Assembly Hall, Minor Site Plan & Appearance Approval)



Photo of parking lot in front of proposed restaurant facing west from east side of property.

(Request for Special Use for Entertainment Establishment & Assembly Hall, Minor Site Plan & Appearance Approval)



Proposed outdoor dining area facing southwest from the main entrance.

(Request for Special Use for Entertainment Establishment & Assembly Hall, Minor Site Plan & Appearance Approval)



Photo of fabric awnings that must be removed.

Cover Letter / Project Narrative

Proposed Special Use Permit – Tavern/Restaurant with Entertainment

Red Bottle Restaurant – Delta Kilo Inc

401 E Dundee Rd, Wheeling, IL 60090

To Whom It May Concern,

We are submitting this application to request a Special Use Permit for the operation of a tavern/restaurant with limited live entertainment at the above-mentioned location, within an existing commercial shopping center. We are requesting Special use permit for Assembly Use as well to act as banquet hall for small celebrations, family gatherings, private birthday parties etc.

Project Overview

The proposed business will be a full-service restaurant and tavern featuring modern European cuisine and a high-quality beverage program. To enhance the dining and social experience, we plan to host scheduled entertainment such as karaoke nights, trivia events, and occasional stand-up comedy, all held indoors and fully compliant with local noise ordinances. We also plan to use small dining room as banquet hall to host small private celebrations or events.

This type of social dining and entertainment concept has proven highly successful in surrounding communities and will serve as a dynamic gathering place for adults seeking food, drinks, and connection in a safe, well-managed environment. The business is expected to generate approximately \$250,000 in monthly revenue, contributing significantly to local sales tax collections and economic activity.

Background of the Business

Our management team brings years of experience in both hospitality and business operations. We are committed to building a reputable, community-focused establishment that adds value to the neighborhood and operates with professionalism, safety, and inclusivity.

Operational Details

- **Hours of Operation:**
 - **Friday & Saturday:** 9:00 AM – 4:00 AM
 - **Sunday:** 9:00 AM – 2:00 AM
 - **Monday through Thursday:** 12:00 PM – 2:00 AM
- **Occupancy:** 230 persons
- **Employees:** 12 staff members on-site during peak operations

- **Seating:** Approximately 200 seats, including bar and dining areas
- **On-Site Vehicles:** No company fleet; staff and patrons will use shared shopping center parking, which is more than adequate, especially since peak hours begin after most businesses in the center have closed for the day

Land Use and Compatibility

The proposed business is located within an existing shopping center that previously housed a restaurant and is already zoned for commercial use. There are no adjacent residential properties, and all entertainment and dining activities will occur indoors. The site offers safe and efficient access from public roads and includes well-maintained parking and landscaping.

Our use will not require any structural changes or zoning variances beyond this Special Use Permit. The business is designed to be compatible with the surrounding commercial environment, generate positive community engagement, and support the ongoing development and vitality of the area.

We appreciate your consideration and look forward to working collaboratively to bring a vibrant, responsible, and economically beneficial establishment to the community.

Sincerely,
Dmitry Khlebnikov
President

Red Bottle Restaurant – Delta Kilo Inc

RED BOTTLE - INTERIOR RENOVATION

401-411 E DUNDEE RD, RIVERSIDE PLAZA
WHEELING, IL 60090

PATRICK
KINSFATHER

Phone: (773) 367-9858, (815) 343-4798

[illegible]

RED BOTTLE - INTERIOR RENOVATION

401-411 E DUNDEE RD, RIVERSIDE
PLAZA, WHEELING, IL 60090

TITLE SHEET

PROJECT NUMBER	C-009
DATE	10/28/2025
DRAWN BY	RM
CHECKED BY	PK

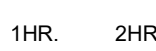
A000

SCALE	As indicated
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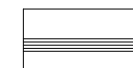
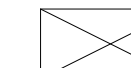
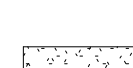
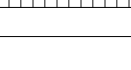
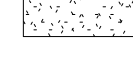
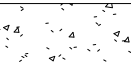
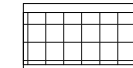
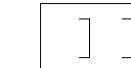
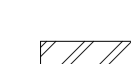
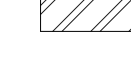
ABBREVIATIONS

ACT.	ACTUAL	LAV.	LAVATORY
ADJ.	ADJACENT	LB.	POUND(S)
A.F.F.	ABOVE FINISHED FLOOR	L.P.	LOW POINT
ALUM.	ALUMINUM	MAX.	MAXIMUM
ALT.	ALTERNATE	MEZZ.	MEZZANINE
APPD.	APPROVED	MFR.	MANUFACTURER
BD.	BOARD	MECH.	MECHANICAL
B./	BOTTOM OF	MIN.	MINIMUM
C.J.	CONTROL JOINT	MISC.	MISCELLANEOUS
C.L.	CENTER LINE	M.O.	MASONRY OPENING
C.M.U.	CONCRETE MASONRY UNIT	MTL.	METAL
COL.	COLUMN	N	NORTH
CONC.	CONCRETE	N.I.C.	NOT IN CONTRACT
CONST.	CONSTRUCTION	NO.	NUMBER
CONT.	CONTINUE, CONTINUOUS	N.T.S.	NOT TO SCALE
C.T.	CERAMIC TILE	O.C.	ON CENTER
C.U. FT.	CUBIC FOOT	OCC.	OCCUPANT/OCCUPANCY
DIA.	DIAMETER	O.D.	OUTSIDE DIAMETER
DIM.	DIMENSION	O.H.	OVER HEAD
DN.	DOWN	OPNG.	OPENING
D.O.	DOOR OPENING	OPP.	OPPOSITE
D.S.	DOWNSPOUT	PLBG.	PLUMBING
DWG.	DRAWING	PR.	PAIR
EA.	EACH	PTD.	PAINTED
EL.	ELEVATION	P.S.I.	POUNDS PER SQUARE INCH
ELEC.	ELECTRICAL	QTY.	QUANTITY
EQ.	EQUAL	R	RISER
EQUIP.	EQUIPMENT	REF.	REFERENCE
EST.	ESTIMATE	REINF.	REINFORCEMENT
E.W.C.	ELECTRIC WATER COOLER	REQ.	REQUIRED
EXT.	EXTERIOR	RM.	ROOM
E.J.	EXPANSION JOINT	R.O.	ROUGH OPENING
F.D.	FLOOR DRAIN	S.A.B.	SOUND ATTENUATION BLANKET
F.E.C.	FIRE EXTINGUISHER CABINET	S.F.	SQUARE FEET
F.H.C.	FIRE HOSE CABINET	SIM.	SIMILAR
FIN.	FINISH	SPEC.	SPECIFICATION
FT.	FEET, FOOT	SQ.	SQUARE
G.	GAGE, GAUGE	S.T.C.	SOUND TRANSMITTANCE CRITERIA
GALV.	GALVANIZED	S.S.	STAINLESS STEEL
GL.	GLASS	STD.	STANDARD
GYP.BD.	GYPSPUM BOARD	STL.	STEEL
HD.	HEAD	STRUCT.	STRUCTURAL
H.M.	HOLLOW METAL	T.	TREAD
HOR.	HORIZONTAL	T/	TOP OF
H.P.	HIGH POINT	THK.	THICK, THICKNESS
HR.	HOUR	THRU.	THROUGH
HT.	HEIGHT	TYP.	TYPICAL
I.D.	INSIDE DIAMETER	U.N.O.	UNLESS NOTED OTHERWISE
IN.	INCH	V.C.T.	VINYL COMPOSITION TILE
INSUL.	INSULATION	VERT.	VERTICAL
INT.	INTERIOR	V.I.F.	VERIFY IN FIELD
JT.	JOINT	WD.	WOOD

DRAWING SYMBOLS

ROOM TAG OPEN OFFICE — NAME  — NUMBER 150 SF — AREA	WALL / PARTITION  — TYPE	DOORS  — NUMBER
CALLOUT  — DETAIL NUMBER — SHEET NUMBER	INTERIOR ELEVATION  — SHEET NUMBER — DETAIL NUMBER	FIRE SEPARATION RATING 1HR. 2HR. 3HR.
SECTION  — DETAIL NUMBER — SHEET NUMBER	EXTERIOR ELEVATION  — SHEET NUMBER — DETAIL NUMBER	TRAVEL DISTANCE  — ACTUAL DISTANCE

MATERIAL SYMBOLS

	ALUMINUM		GLASS		ROUGH WOOD
	CERAMIC TILE		GYPSUM BOARD		SAND OR MORTAR
	CONCRETE		INSULATED METAL PANEL		STEEL AT SMALL SCALE
	CONCRETE BLOCK		LOOSE OR BATT INSULATION		STEEL
	EARTH		PLYWOOD		WATERPROOF MEMBRANE
	FINISH WOOD		RIGID INSULATION		EXISTING

DRAWING LIST

ARCHITECTURAL	
A000	TITLE SHEET
A001	ARCHITECTURAL NOTES & MOUNTING HEIGHTS
ARCHITECTURAL	
D100	DEMOLITION FLOOR PLAN
A100	SITE/ FIRST FLOOR PLAN AND SIGN DETAILS
A110	SEATING PLAN
A120	EQUIPMENT FLOOR PLAN

APPLICABLE CODES

(WITH LOCAL AMENDMENTS TO EACH)

- 2021 INTERNATIONAL BUILDING CODE
- 2021 INTERNATIONAL FIRE CODE
- 2021 INTERNATIONAL FUEL GAS CODE
- 2021 INTERNATIONAL MECHANICAL CODE
- 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE
- 2021 INTERNATIONAL EXISTING BUILDING CODE
- 2017 NATIONAL ELECTRICAL CODE
- 2014 ILLINOIS STATE PLUMBING CODE
- 2021 ILLINOIS STATE ENERGY CONSERVATION CODE
- 2018 ILLINOIS ACCESSIBILITY CODE

EXISTING BUILDING DESCRIPTION

EXISTING MASONRY MULTI-TENANT ONE STORY BUILDING

- 100% AUTOMATIC SPRINKLER SYSTEM
- FIRE ALARM SYSTEM
- ZONING DISTRICT = GENERAL COMMERCIAL DISTRICT (B-3)
- OCCUPANCY GROUP = MODERATE HAZARD STORAGE A-2
- CONSTRUCTION TYPE = TYPE III, WOOD ROOF STRUCTURE SUPPORTED BY STEEL COLUMNS WITH MASONRY EXTERIOR WALLS
- TOTAL EXISTING BUILDING AREA = 5,310.0 S.F.
- INTERIOR BUILD-OUT TOTAL AREA = 140 S.F.
- NUMBER OF EXITS = 5 EXITS

DESCRIPTION OF NEW WORK

- NEW EQUIPMENT PLAN
- NEW SEATING PLAN
- REMOVE EXISTING PARTITION FOR BAR EXTENSION
- REPLACE EXISTING SINK IN TOILET 107
- REPLACED SIGN PANEL FACES, BOTH SIDES
- NO MODIFICATIONS TO EXISTING BUILDING FOUNDATIONS AND EXTERIOR WALLS
- NO MODIFICATIONS TO EXISTING PLUMBING AND MECHANICAL

Phone: (773) 367-9858, (815) 343-4798

- [illegible]

SCALE As indicated

Page 48 of 112

EXISTING ENTRANCE SIGN,
SEE SHEET 2/A100

REMOVE EXISTING
FABRIC OUTDOOR
SHADES FOR PATIO

REMOVE EXISTING BROKEN
LIGHT POLES AND INSTALL
NEW LIGHT POLES IN THE
SAME LOCATIONS

EXISTING LIGHT POLE
TO REMAIN, TYP.

EXISTING CONCRETE PATIO
AREA 1950 SF
(APPROX.)

REMOVE EXISTING BROKEN
LIGHT POLES AND INSTALL NEW
LIGHT POLES IN THE SAME
LOCATIONS

REMOVE EXISTING
FABRIC OUTDOOR
SHADES FOR PATIO

ROOF LINE ABOVE

ROOF LINE ABOVE

BAR AREA
101
504 SF

VESTIBULE
100
76 SF

DINING AREA
116
1298 SF

STORAGE
117
26 SF

WOMEN
119
61 SF

MEN
118
81 SF

REMOVE EXISTING SWING DOOR

EXISTING BAR SURFACE

BAR
102
271 SF

EXISTING UNDERBAR SINK
STATION TO REMAIN

EXISTING SHELVING

KITCHEN
110
960 SF

EXIST. HOODS ABOVE
TO REMAIN

EXIST. HAND SINK
EXIST. PREP SINK

STAFF ROOM
108
50 SF

IT
106
15 SF
2'-10"

OFFICE
105
123 SF

STORAGE
109
189 SF

TOILET
107
42 SF

CORRIDOR
104
140 SF

EXIST. MOP SINK

REMOVE DOOR

EXIST. 3'H WALL
TO REMAIN

EXIST. HOOD
ABOVE TO
REMAIN

DISHWASHING
111
87 SF

WALK-IN COOLER
112
70 SF

CORRIDOR
113
134 SF

EXIST. ELEC. PANELS

EXIST. ELEC. PANELS

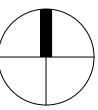
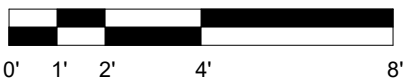
MEN
114
22 SF

EXISTING GREASE TRAP

REMOVE EXISTING BROKEN
SINK AND INSTALL NEW SINK
IN THE SAME LOCATIONS

**SMALL DINING
AREA**
103
727 SF

1 DEMOLITION FLOOR PLAN
3/16" = 1'-0"



**RED BOTTLE - INTERIOR
RENOVATION**

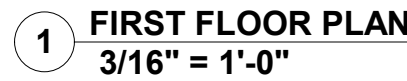
401-411 E DUNDEE RD, RIVERSIDE
PLAZA, WHEELING, IL 60090

DEMOLITION FLOOR PLAN

PROJECT NUMBER	C-009
DATE	10/28/2025
DRAWN BY	RM
CHECKED BY	PK

D100
SCALE 3/16" = 1'-0"

Phone: (773) 367-9858, (815) 343-4798

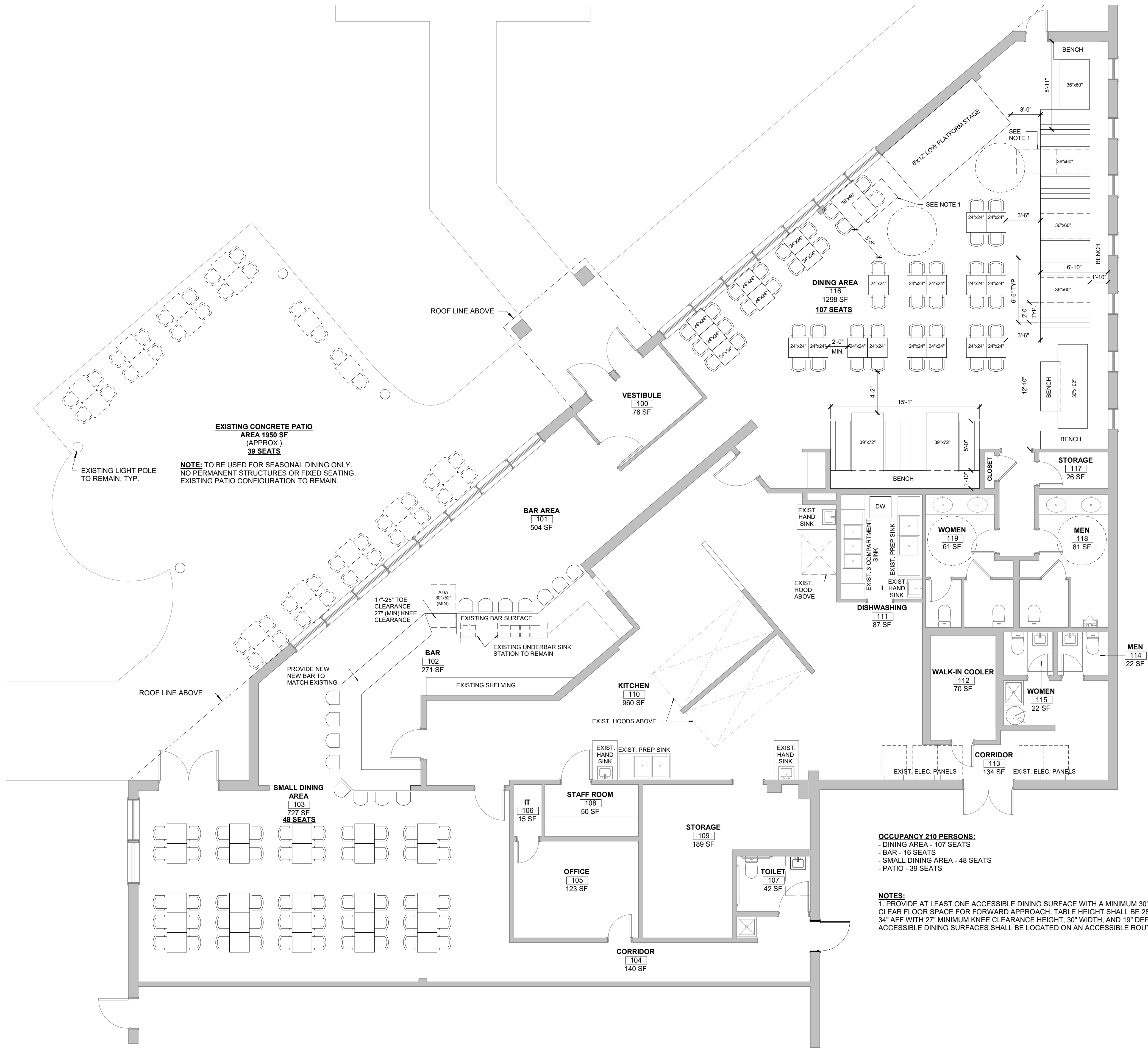


2 POLE SIGN - ELEVATION
1/2" = 1'-0"

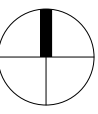


A100

SCALE As indicated



1 SEATING FLOOR PLAN
3/16" = 1'-0"



RED BOTTLE - INTERIOR
RENOVATION

401-411 E DUNDEE RD, RIVERSIDE
PLAZA, WHEELING, IL 60090

SEATING PLAN

PROJECT NUMBER	C-009
DATE	10/28/2025
DRAWN BY	RM
CHECKED BY	PK

A110

SCALE 3/16" = 1'-0"

Phone: (773) 367-9858, (815) 343-4798

1 EQUIPMENT FLOOR PLAN
3/16" = 1'-0"

RED BOTTLE - INTERIOR RENOVATION	
401-411 E DUNDEE RD, RIVERSIDE PLAZA, WHEELING, IL 60090	
EQUIPMENT FLOOR PLAN	
PROJECT NUMBER	C-009
DATE	10/28/2025
DRAWN BY	RM
CHECKED BY	PK
A120	
SCALE	As indicated



MEMORANDUM

DATE: December 3, 2025
FROM: Marcy Knysz, Village Planner
SUBJECT: Docket No. PSU25-0026, Request for Special Use Approval to Permit the Operation of an Assembly Hall (Banquet Facility) for Red Bottle Restaurant (401 E. Dundee Road).
PUBLIC HEARING
RECOMMENDED ACTION: **Recommend approval of Docket No. PSU25-0026**, granting Special Use, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in order to permit the operation of an assembly hall (banquet facility) for Red Bottle Restaurant/Delta Kilo, Inc., located at 401 E. Dundee Road, in accordance with the Petitioner's Project Description Letter prepared by Dmitry Khlebnikov (received by the Village 11/24/2025); Plan Set prepared by Patrick Kinsfather, last revised 10/28/2025; and subject to the following conditions:

1. Special Use Approval is contingent upon approval of Docket No. PSU25-0015 for operation of an entertainment establishment.
2. The hours of operation shall be established by the liquor license obtained from the Village's Liquor Control Commission
3. All events, gatherings and activities shall be conducted entirely inside the tenant space.
4. A minimum of one employee shall be present at all times during events.
5. Outdoor storage of equipment, food service materials, or refuse is prohibited.

EXECUTIVE SUMMARY

Docket No. PSU25-0026: Delta Kilo, Inc., lessee, is seeking special use approval pursuant to Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.10 Use Regulations, and associated sections, in order to permit the operation of an assembly hall (banquet facility) for Red Bottle Restaurant, for the property located at 401 E. Dundee Road, which is zoned B-3, General Commercial and Office.

GENERAL PROPERTY INFORMATION

Petitioner: Delta Kilo, Inc.

Neighboring Property Land Use(s):

North: Commercial/Residential (across Dundee Road)
East: Forest Preserve Land
South: Commercial
West: Commercial (across Milwaukee Ave.)

Existing Use of Property: Commercial retail space

Existing Zoning: B-3, General Commercial and Office

Comprehensive Plan Designation: Commercial

Zoning History:

- Ordinance #1677, approved 4/22/1980, granting special use for a restaurant - Ms. O'Leary's (PC No. 1980-

2).

- Ordinance #2172, approved 7/15/1985, granting special use for a restaurant - Edwardo's (Docket No. 1985-15).
- Ordinance #2590, approved 1/2/1990, repealing Ordinance #2172 and granting special use to Edwardo's (Docket No. 1989-28).
- Ordinance #3226, approved 7/21/1997, repealing Ordinance #2590 and granting special use and site plan approval for a restaurant with outdoor seating (Docket No. 1997-17).
- Ordinance #4827 approved 1/20/2014, granting special use and site plan approval for a sit-down restaurant with entertainment – Deka (Docket No. 2013-8).
- Docket No. SCBA 1449, approved 7/17/2014, approval for freestanding sign (Deka).
- Docket No. PC 14-13 approved 9/11/2014, approval for minor site plan and appearance for façade modifications.
- Ordinance #3988, 7/11/2005, repealing Ordinances 2380, 2435 and 2754 and granting a variation from required parking for Riverside Plaza Shopping Center (71-83 S. Milwaukee Avenue and 321-481 E. Dundee Road).
- Docket No. PSPMIN25-0021, approved 11/5/2025, granting minor building appearance approval for changes to the building façade for the property located at 395 E. Dundee Road (Riverside Plaza).

SUMMARY OF REQUEST

Delta Kilo, Inc. is requesting special use approval to permit the operation of an assembly hall (banquet facility) for Red Bottle Restaurant to be located at 401 E. Dundee Road.

In addition, the petitioner is requesting special use approval to permit the operation of an entertainment establishment (Docket No. PSU25-0015) and minor site plan approval to re-establish an outdoor dining area (Docket No. PSPMIN25-0031).

SPECIAL USE ANALYSIS

A Special Use is the use of land in which, because of their unique characteristics, cannot ordinarily be allowed in a particular zoning district without consideration of their impact upon neighboring land uses and would not be detrimental to the public health, safety or general welfare. After review of the Standards summarized in this staff report, the Commission may impose reasonable restrictions that make the special use more compatible for the zoning district in which it is located, which may include conditions related to site plan aspects to mitigate adverse effects.

As outlined in the petitioner's project description letter, this request would permit the operation of a banquet hall as part of the proposed Red Bottle Restaurant. The petitioner is proposing to use the small dining room as a banquet hall to host small private events. All events will be held indoors. The identified hours of operations would be Monday through Thursday from noon to 2:00 AM, Friday & Saturday from 9:00 AM to 4:00 AM, and Sunday from 9:00 AM to 2:00 AM. The hours of operation will be dictated by the liquor license obtained from the Village's Liquor Control Commission, which a condition has been added to reflect such.

The Village Code defines an "assembly hall" as an establishment providing meeting space for social gatherings, including but not limited to wedding receptions, graduation parties and business or retirement functions. This term includes, but is not limited to, a banquet hall, rental hall, nonalcoholic social club, nondenominational chapel or a meeting space for a club or membership organization. This term does not include a convention center.

Parking Analysis:

The attached Floor Plan identifies a maximum occupancy of 210 individuals. Pursuant to the Village's off-street parking requirements for restaurants and assembly halls, parking is calculated at 1 space per 3 seats based on maximum capacity, plus 1 space per employee during the largest work shift. This results in a minimum parking requirement of 82 spaces; 70 spaces for patrons plus 12 spaces for employees.

A parking variation for Riverside Plaza was previously granted by Ordinance No. 3988, which allocates 81 parking spaces to the subject tenant space (401 E. Dundee Road). While this is 1 parking space less than the calculated requirement (per above), the approved variation established the allocated parking for the subject tenant space.

Standards for Special Use: The petitioner has submitted the following responses to the standards for

special use. (Any staff comments follow the petitioner's response)

1. State why the Special Use is necessary for the public convenience at the proposed location.

Petitioner: The Special Use Permit is necessary for public convenience because the proposed Assembly space will provide a versatile, well-managed venue where community members can host private gatherings, celebrations, meetings, and special events in a safe and welcoming environment. By offering a professionally maintained space for private use, the venue meets a clear local demand for flexible event accommodations that support family, social, and business functions. This use will enhance neighborhood vitality by attracting visitors, generating additional economic activity through event services and catering, and supporting nearby businesses. The Assembly use complements the area's character while providing a valuable amenity that strengthens community connections and encourages responsible, organized private events.

Staff: The proposed assembly use is an appropriate use within the B-3, General Commercial and Office Zoning District and consistent with the mixed-use offerings at Riverside Plaza. The Special Use will activate an existing vacant tenant space and provide an additional service-oriented amenity at the subject location.

2. State how the Special Use will not alter the essential character of the area in which it is to be located.

Petitioner: The proposed Assembly Use will not alter the essential character of the area, as it will operate within the existing commercial framework and maintain the same scale, design standards, and operating patterns as neighboring businesses. The space will be used for private gatherings and special events, conducted entirely indoors to prevent noise or disruption to surrounding tenants and residents. All exterior signage, lighting, and hours of operation will remain consistent with the overall aesthetic and activity level of the shopping center. Rather than changing the neighborhood's character, the Special Use will complement it by providing a tasteful, well-managed venue for private events that enhances the area's sense of community while preserving its established atmosphere of safety, professionalism, and accessibility.

Staff: The proposed Assembly Use represents an appropriate reuse of an existing vacant tenant space within Riverside Plaza and aligns with the established commercial character of the development. The Special Use is not expected to alter the essential character of the area.

3. State how the location and size of the Special Use, the nature and intensity of the operation involved in or conducted with it, the size of the site in relation to it, and the location of the site with respect to streets giving access to it will be in harmony with and not impede the normal, appropriate and orderly development of the district in which it is to be located and the development of surrounding properties.

Petitioner: The proposed Assembly use is located within an existing commercial shopping center that is appropriately zoned and already designed to accommodate a range of business and community-oriented activities. The space was previously occupied by a restaurant and will not be expanded beyond its current footprint, ensuring the size and scale remain fully compatible with surrounding uses. The shopping center provides ample on-site parking and convenient access from multiple public streets, which allows for safe and efficient traffic circulation without adding congestion or impeding nearby businesses. All private events and gatherings will take place indoors within a professionally managed environment, with measures in place to prevent any noise, odor, or light from affecting adjacent tenants or properties. No outdoor activities or late-night disturbances are anticipated. The nature and intensity of operations will be limited and scheduled, ensuring predictable, orderly use of the space consistent with the district's established character. Overall, the proposed Assembly use will remain in harmony with the surrounding area, support the continued commercial vitality of the shopping center, and provide a complementary amenity that enhances, rather than disrupts, the ongoing development and use of neighboring properties.

Staff: The proposed use will be located within an existing commercial space that was previously occupied by a restaurant, making the size and configuration of the space appropriate for the proposed operations. The site benefits from established vehicular access points along Dundee Road and existing off-street parking allocated through the Riverside Plaza.

4. State how the location, nature and height of buildings, walls and fences, and the nature and extent of the landscaping on the site shall be such that the use will not hinder or discourage the appropriate

development and use of adjacent land and buildings, or will not impair the value thereof.

Petitioner: The proposed Assembly use will occupy an existing commercial unit within a fully developed shopping center. No structural changes are proposed to the building's height, exterior, or fencing, and the existing landscaping will remain consistent with the center's design standards. The building's location, scale, and appearance are compatible with surrounding businesses, maintaining a cohesive visual character within the commercial setting. Because the site is located in an active commercial district and not adjacent to residential properties, the proposed use will not impede nearby development or land use. Instead, the addition of a well-managed private event venue is expected to draw visitors, increase foot traffic, and provide economic benefits to neighboring businesses. All operations will be conducted indoors, ensuring there are no noise, lighting, or environmental impacts on adjacent properties. Because the site is part of an established commercial area and not adjacent to residential properties, the use will not hinder or discourage development of nearby parcels. On the contrary, it will likely encourage increased foot traffic and customer flow to surrounding businesses, contributing positively to the overall commercial activity of the area. The proposed use will not create visual, noise, or environmental impacts that would impair the value or use of adjacent land or buildings.

Staff: No exterior site modifications are proposed as part of this request. The existing building footprint, height, exterior walls, parking layout, lighting, and landscaping will remain unchanged. Therefore, the proposed use will not impede or discourage the appropriate development and use of adjacent properties, nor will it negatively affect their value.

5. State how the parking areas will be of adequate size for the particular use, properly located and suitably screened from adjacent residential uses, entrance and exit drives shall be laid out so as to prevent traffic hazards and nuisances and the development will not cause traffic congestion.

Petitioner: The proposed Assembly use will share the existing parking facilities within the shopping center, which offer sufficient spaces for guests and staff. Because most private events will occur during evenings and weekends—when many nearby businesses have reduced activity or are closed—ample parking will be available without overcrowding or conflicts. Located within a commercial district with no adjacent residences, the site requires no additional screening. Access is provided through established commercial roadways designed for retail and service traffic, and the existing entrances and exits meet all safety and circulation standards. Event schedules and operations will generate predictable, moderate traffic that will not cause congestion or impact nearby tenants. Overall, the proposed use will integrate smoothly with the center's existing infrastructure, maintaining safe, convenient, and efficient access for all patrons and businesses.

Staff: The proposed use will utilize the existing off-street parking lot that serves Riverside Plaza. The proposed use is not expected to create traffic hazards or contribute to congestion within the development or along surrounding roadways.

6. State how the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulation in that zone.

Petitioner: The property in question is well-suited for continued commercial use, but limiting it strictly to standard retail or restaurant operations would not allow the space to achieve a reasonable return given its layout, size, and investment requirements. The ability to host private events and gatherings under the proposed Assembly use is essential to the site's long-term economic viability, as it enables the property to serve multiple functions and attract consistent bookings during evenings and weekends—times when traditional retail activity in the center is limited. Without the Special Use Permit authorizing Assembly use, the property's operational flexibility and revenue potential would be significantly restricted, resulting in underutilization of a prime commercial space. The proposal complies fully with all other provisions of the Zoning Code, and no additional exceptions are requested. Approval of this Special Use will allow the property to function efficiently within its intended commercial context while providing a sustainable and economically beneficial use for the community.

Staff: The proposed use is consistent with the B-3, General Commercial and Office Zoning District and the Comprehensive Land Use designation of mixed use for the subject site.

STAFF REVIEW

Fire Department Review: No comments from the Fire Department related to the Special Use.

Engineering Division Review: No comments from the Engineering Division related to the Special Use.

Staff Recommended Action: Staff recommends approval of the special use, subject to the following conditions:

1. Special Use Approval is contingent upon approval of Docket No. PSU25-0015 for operation of an entertainment establishment.
2. The hours of operation shall be established by the liquor license obtained from the Village's Liquor Control Commission
3. All events, gatherings and activities shall be conducted entirely inside the tenant space.
4. A minimum of one employee shall be present at all times during events.
5. Outdoor storage of equipment, food service materials, or refuse is prohibited.

If the Plan Commission finds that the petitioner has satisfied the requirements for the granting of a special use, the appropriate motion would be to:

Recommend approval of Docket No. PSU25-0026, granting Special Use, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in order to permit the operation of an assembly hall (banquet facility) for Red Bottle Restaurant/Delta Kilo, Inc., located at 401 E. Dundee Road, in accordance with the Petitioner's Project Description Letter prepared by Dmitry Khlebnikov (received by the Village 11/24/2025); Plan Set prepared by Patrick Kinsfather, last revised 10/28/2025; and subject to the following conditions:

1. Special Use Approval is contingent upon approval of Docket No. PSU25-0015 for operation of an entertainment establishment.
2. The hours of operation shall be established by the liquor license obtained from the Village's Liquor Control Commission
3. All events, gatherings and activities shall be conducted entirely inside the tenant space.
4. A minimum of one employee shall be present at all times during events.
5. Outdoor storage of equipment, food service materials, or refuse is prohibited.

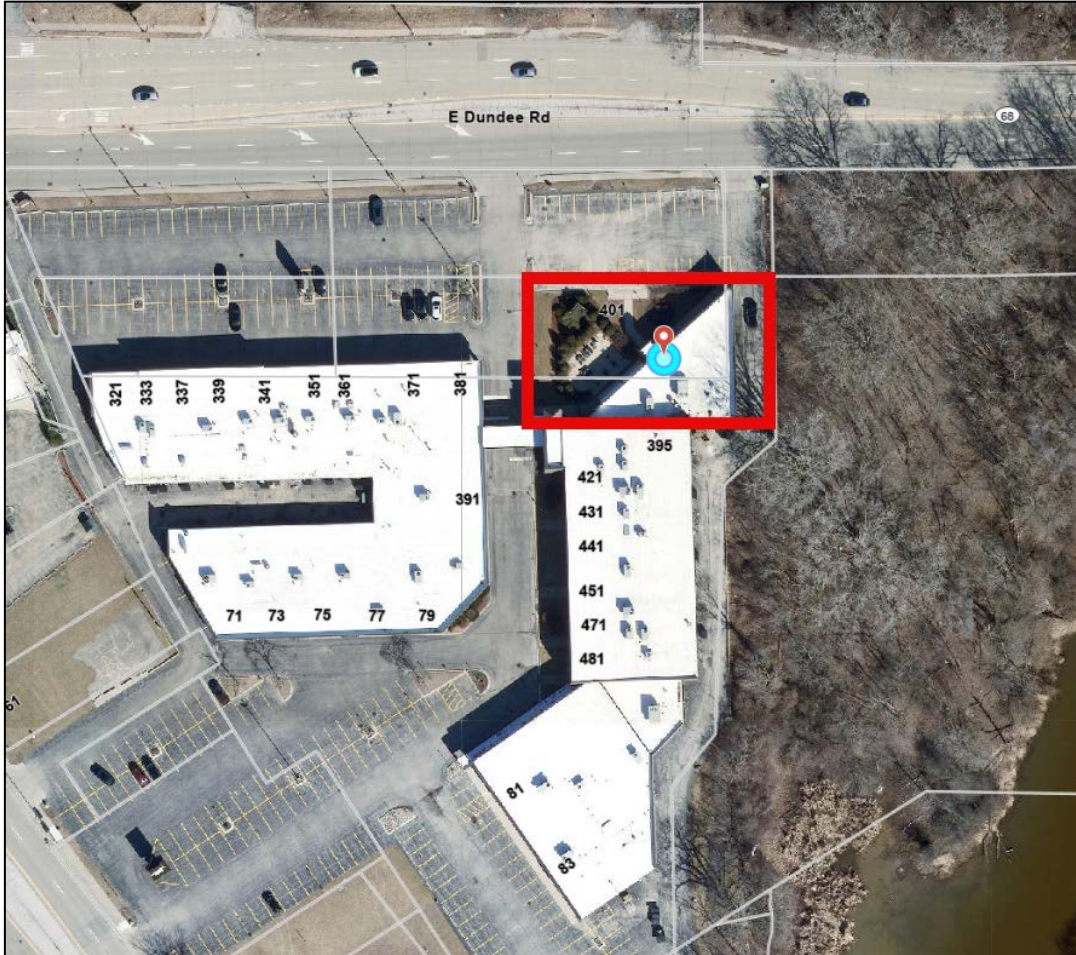
ATTACHMENTS:

Attachments to Staff Report (Staff)

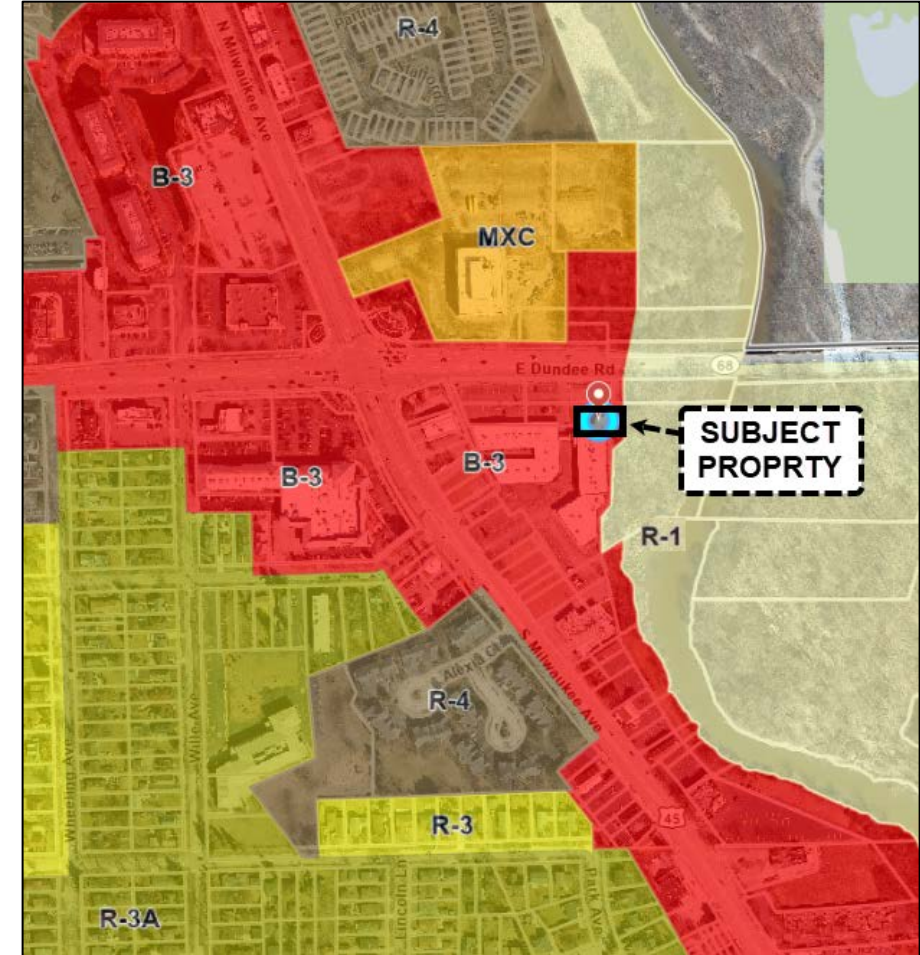
Petitioner's Project Description Letter prepared by Dmitry Khlebnikov (received by the Village 11/24/2025)

Plan Set prepared by Patrick Kinsfather, last revised 10/28/2025

(Request for Special Use for Entertainment Establishment & Assembly Hall, Minor Site Plan & Appearance Approval)



LOCATION MAP



ZONING MAP

(Request for Special Use for Entertainment Establishment & Assembly Hall, Minor Site Plan & Appearance Approval)



Front of proposed restaurant facing south from parking lot.

(Request for Special Use for Entertainment Establishment & Assembly Hall, Minor Site Plan & Appearance Approval)



Photo of parking lot in front of proposed restaurant facing west from east side of property.

(Request for Special Use for Entertainment Establishment & Assembly Hall, Minor Site Plan & Appearance Approval)



Proposed outdoor dining area facing southwest from the main entrance.

(Request for Special Use for Entertainment Establishment & Assembly Hall, Minor Site Plan & Appearance Approval)



Photo of fabric awnings that must be removed.

Cover Letter / Project Narrative

Proposed Special Use Permit – Tavern/Restaurant with Entertainment

Red Bottle Restaurant – Delta Kilo Inc

401 E Dundee Rd, Wheeling, IL 60090

To Whom It May Concern,

We are submitting this application to request a Special Use Permit for the operation of a tavern/restaurant with limited live entertainment at the above-mentioned location, within an existing commercial shopping center. We are requesting Special use permit for Assembly Use as well to act as banquet hall for small celebrations, family gatherings, private birthday parties etc.

Project Overview

The proposed business will be a full-service restaurant and tavern featuring modern European cuisine and a high-quality beverage program. To enhance the dining and social experience, we plan to host scheduled entertainment such as karaoke nights, trivia events, and occasional stand-up comedy, all held indoors and fully compliant with local noise ordinances. We also plan to use small dining room as banquet hall to host small private celebrations or events.

This type of social dining and entertainment concept has proven highly successful in surrounding communities and will serve as a dynamic gathering place for adults seeking food, drinks, and connection in a safe, well-managed environment. The business is expected to generate approximately \$250,000 in monthly revenue, contributing significantly to local sales tax collections and economic activity.

Background of the Business

Our management team brings years of experience in both hospitality and business operations. We are committed to building a reputable, community-focused establishment that adds value to the neighborhood and operates with professionalism, safety, and inclusivity.

Operational Details

- **Hours of Operation:**
 - **Friday & Saturday:** 9:00 AM – 4:00 AM
 - **Sunday:** 9:00 AM – 2:00 AM
 - **Monday through Thursday:** 12:00 PM – 2:00 AM
- **Occupancy:** 230 persons
- **Employees:** 12 staff members on-site during peak operations

- **Seating:** Approximately 200 seats, including bar and dining areas
- **On-Site Vehicles:** No company fleet; staff and patrons will use shared shopping center parking, which is more than adequate, especially since peak hours begin after most businesses in the center have closed for the day

Land Use and Compatibility

The proposed business is located within an existing shopping center that previously housed a restaurant and is already zoned for commercial use. There are no adjacent residential properties, and all entertainment and dining activities will occur indoors. The site offers safe and efficient access from public roads and includes well-maintained parking and landscaping.

Our use will not require any structural changes or zoning variances beyond this Special Use Permit. The business is designed to be compatible with the surrounding commercial environment, generate positive community engagement, and support the ongoing development and vitality of the area.

We appreciate your consideration and look forward to working collaboratively to bring a vibrant, responsible, and economically beneficial establishment to the community.

Sincerely,
Dmitry Khlebnikov
President

Red Bottle Restaurant – Delta Kilo Inc

RED BOTTLE - INTERIOR RENOVATION

401-411 E DUNDEE RD, RIVERSIDE PLAZA
WHEELING, IL 60090

PATRICK
KINSFATHER

Phone: (773) 367-9858, (815) 343-4798

[illegible]

RED BOTTLE - INTERIOR RENOVATION

401-411 E DUNDEE RD, RIVERSIDE
PLAZA, WHEELING, IL 60090

TITLE SHEET

PROJECT NUMBER	C-009
DATE	10/28/2025
DRAWN BY	RM
CHECKED BY	PK

A000

SCALE	As indicated
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ABBREVIATIONS

ACT.	ACTUAL	LAV.	LAVATORY
ADJ.	ADJACENT	LB.	POUND(S)
A.F.F.	ABOVE FINISHED FLOOR	L.P.	LOW POINT
ALUM.	ALUMINUM	MAX.	MAXIMUM
ALT.	ALTERNATE	MEZZ.	MEZZANINE
APPD.	APPROVED	MFR.	MANUFACTURER
BD.	BOARD	MECH.	MECHANICAL
B./	BOTTOM OF	MIN.	MINIMUM
C.J.	CONTROL JOINT	MISC.	MISCELLANEOUS
C.L.	CENTER LINE	M.O.	MASONRY OPENING
C.M.U.	CONCRETE MASONRY UNIT	MTL.	METAL
COL.	COLUMN	N	NORTH
CONC.	CONCRETE	N.I.C.	NOT IN CONTRACT
CONST.	CONSTRUCTION	NO.	NUMBER
CONT.	CONTINUE, CONTINUOUS	N.T.S.	NOT TO SCALE
C.T.	CERAMIC TILE	O.C.	ON CENTER
C.U. FT.	CUBIC FOOT	Occ.	OCCUPANT/OCCUPANCY
DIA.	DIAMETER	O.D.	OUTSIDE DIAMETER
DIM.	DIMENSION	O.H.	OVER HEAD
DN.	DOWN	OPNG.	OPENING
D.O.	DOOR OPENING	OPP.	OPPOSITE
D.S.	DOWNSPOUT	PLBG.	PLUMBING
DWG.	DRAWING	PR.	PAIR
EA.	EACH	PTD.	PAINTED
EL.	ELEVATION	P.S.I.	POUNDS PER SQUARE INCH
ELEC.	ELECTRICAL	QTY.	QUANTITY
EQ.	EQUAL	R	RISER
EQUIP.	EQUIPMENT	REF.	REFERENCE
EST.	ESTIMATE	REINF.	REINFORCEMENT
E.W.C.	ELECTRIC WATER COOLER	REQ.	REQUIRED
EXT.	EXTERIOR	RM.	ROOM
E.J.	EXPANSION JOINT	R.O.	ROUGH OPENING
F.D.	FLOOR DRAIN	S.A.B.	SOUND ATTENUATION BLANKET
F.E.C.	FIRE EXTINGUISHER CABINET	S.F.	SQUARE FEET
F.H.C.	FIRE HOSE CABINET	SIM.	SIMILAR
FIN.	FINISH	SPEC.	SPECIFICATION
FT.	FEET, FOOT	SQ.	SQUARE
G.	GAGE, GAUGE	S.T.C.	SOUND TRANSMITTANCE CRITERIA
GALV.	GALVANIZED	S.S.	STAINLESS STEEL
GL.	GLASS	STD.	STANDARD
GYP BD.	GYPSUM BOARD	STL.	STEEL
HD.	HEAD	STRUCT.	STRUCTURAL
H.M.	HOLLOW METAL	T.	TREAD
HOR.	HORIZONTAL	T/	TOP OF
H.P.	HIGH POINT	THK.	THICK, THICKNESS
HR.	HOUR	THRU.	THROUGH
HT.	HEIGHT	TYP.	TYPICAL
I.D.	INSIDE DIAMETER	U.N.O.	UNLESS NOTED OTHERWISE
IN.	INCH	V.C.T.	VINYL COMPOSITION TILE
INSUL.	INSULATION	VERT.	VERTICAL
INT.	INTERIOR	V.I.F.	VERIFY IN FIELD
JT.	JOINT	WD.	WOOD

DRAWING SYMBOLS

ROOM TAG

WALL / PARTITION

DOORS

OPEN OFFICE

CALLOUT

INTERIOR ELEVATION

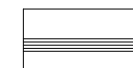
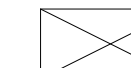
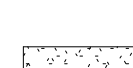
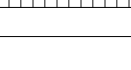
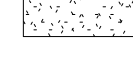
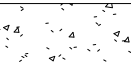
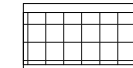
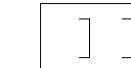
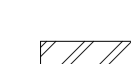
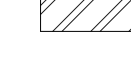
FIRE SEPARATION RATING

SECTION

EXTERIOR ELEVATION

TRAVEL DISTANCE

MATERIAL SYMBOLS

	ALUMINUM		GLASS		ROUGH WOOD
	CERAMIC TILE		GYPSUM BOARD		SAND OR MORTAR
	CONCRETE		INSULATED METAL PANEL		STEEL AT SMALL SCALE
	CONCRETE BLOCK		LOOSE OR BATT INSULATION		STEEL
	EARTH		PLYWOOD		WATERPROOF MEMBRANE
	FINISH WOOD		RIGID INSULATION		EXISTING

DRAWING LIST

ARCHITECTURAL	
A000	TITLE SHEET
A001	ARCHITECTURAL NOTES & MOUNTING HEIGHTS
ARCHITECTURAL	
D100	DEMOLITION FLOOR PLAN
A100	SITE/ FIRST FLOOR PLAN AND SIGN DETAILS
A110	SEATING PLAN
A120	EQUIPMENT FLOOR PLAN

APPLICABLE CODES

(WITH LOCAL AMENDMENTS TO EACH)

- 2021 INTERNATIONAL BUILDING CODE
- 2021 INTERNATIONAL FIRE CODE
- 2021 INTERNATIONAL FUEL GAS CODE
- 2021 INTERNATIONAL MECHANICAL CODE
- 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE
- 2021 INTERNATIONAL EXISTING BUILDING CODE
- 2017 NATIONAL ELECTRICAL CODE
- 2014 ILLINOIS STATE PLUMBING CODE
- 2021 ILLINOIS STATE ENERGY CONSERVATION CODE
- 2018 ILLINOIS ACCESSIBILITY CODE

EXISTING BUILDING DESCRIPTION

EXISTING MASONRY MULTI-TENANT ONE STORY BUILDING

- 100% AUTOMATIC SPRINKLER SYSTEM
- FIRE ALARM SYSTEM
- ZONING DISTRICT = GENERAL COMMERCIAL DISTRICT (B-3)
- OCCUPANCY GROUP = MODERATE HAZARD STORAGE A-2
- CONSTRUCTION TYPE = TYPE III, WOOD ROOF STRUCTURE SUPPORTED BY STEEL COLUMNS WITH MASONRY EXTERIOR WALLS
- TOTAL EXISTING BUILDING AREA = 5,310.0 S.F.
- INTERIOR BUILD-OUT TOTAL AREA = 140 S.F.
- NUMBER OF EXITS = 5 EXITS

DESCRIPTION OF NEW WORK

- NEW EQUIPMENT PLAN
- NEW SEATING PLAN
- REMOVE EXISTING PARTITION FOR BAR EXTENSION
- REPLACE EXISTING SINK IN TOILET 107
- REPLACED SIGN PANEL FACES, BOTH SIDES
- NO MODIFICATIONS TO EXISTING BUILDING FOUNDATIONS AND EXTERIOR WALLS
- NO MODIFICATIONS TO EXISTING PLUMBING AND MECHANICAL

Phone: (773) 367-9858, (815) 343-4798

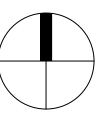
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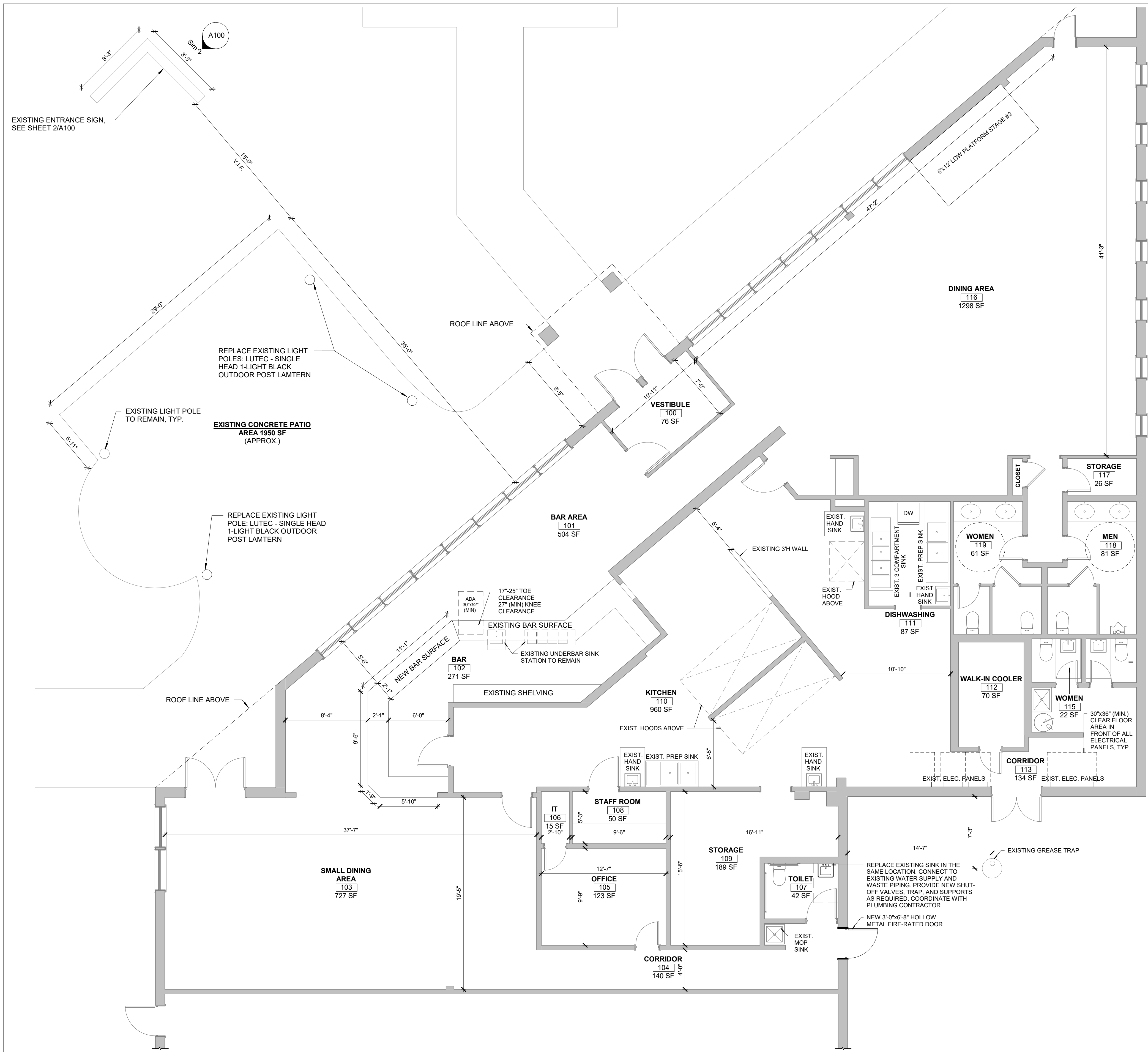
SCALE As indicated

Page 66 of 113

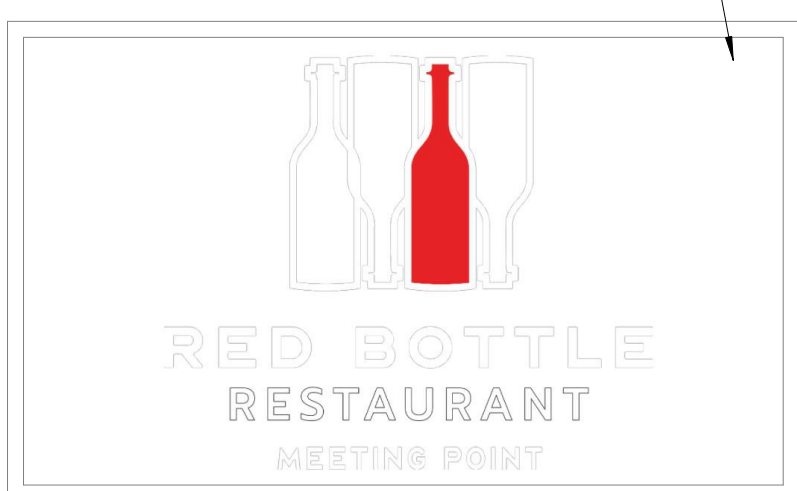
Phone: (773) 367-9858, (815) 343-4798

SCALE $3/16" = 1'-0"$





REPLACED SIGN PANEL FACES, BOTH SIDES. TEXT AND GRAPHICS TO COMPLY WITH VILLAGE OF WHEELING SIGN REGULATIONS. ALL LETTERING SHALL BE BLACK, LEGIBLE, AND CONTRAST CLEARLY WITH THE BACKGROUND PANEL

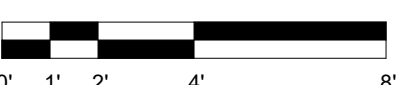


EXISTING STRUCTURAL TO REMAIN, NO STRUCTURAL CHANGES

GRADE

EXISTING FOUNDATION TO REMAIN

2 POLE SIGN - ELEVATION
1/2" = 1'-0"



RED BOTTLE - INTERIOR RENOVATION

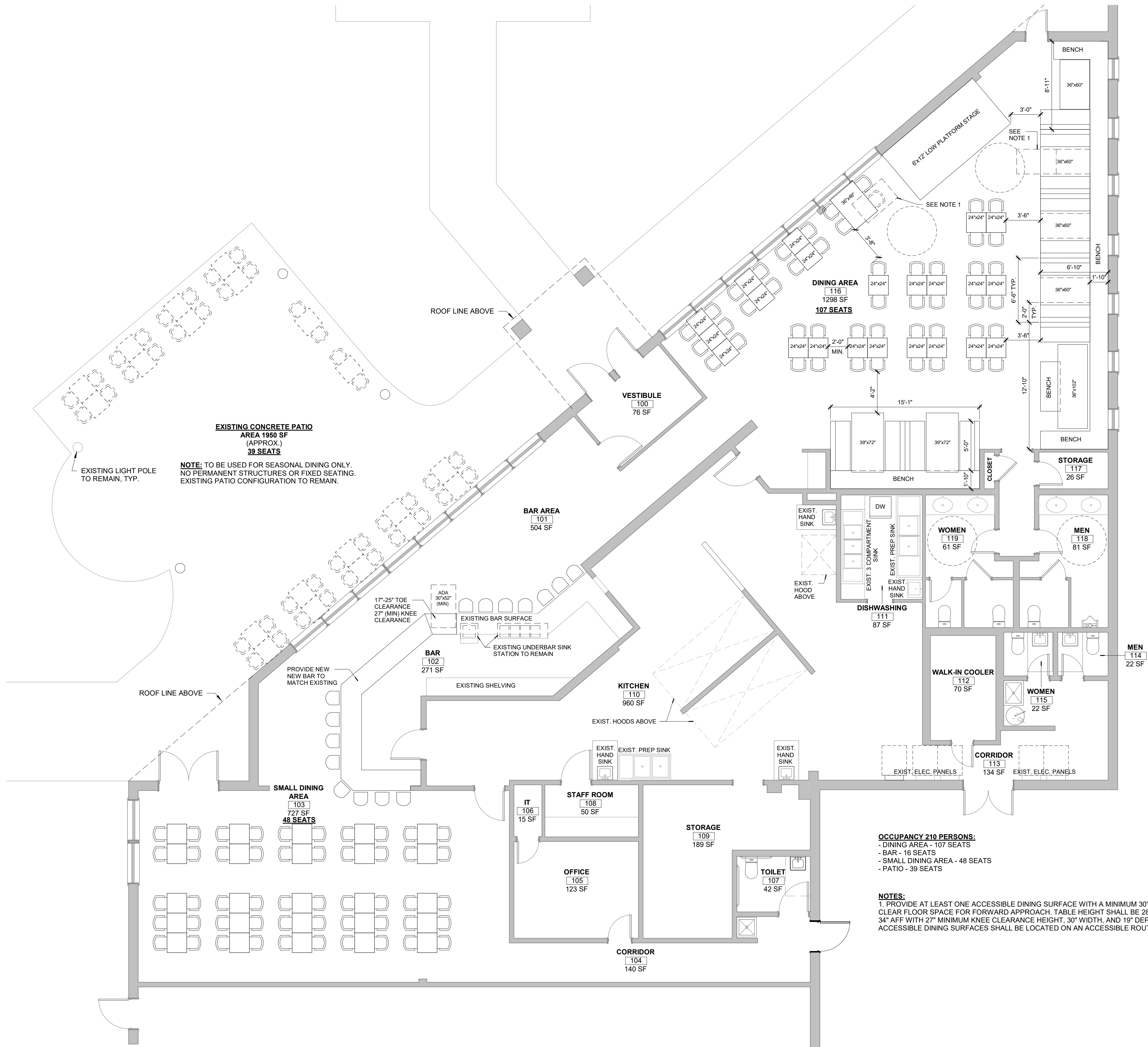
401-411 E DUNDEE RD, RIVERSIDE PLAZA, WHEELING, IL 60090

SITE/ FIRST FLOOR PLAN AND SIGN DETAILS

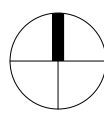
PROJECT NUMBER	C-009
DATE	10/28/2025
DRAWN BY	RM
CHECKED BY	PK

A100

SCALE As indicated



1 SEATING FLOOR PLAN
3/16" = 1'-0"



RED BOTTLE - INTERIOR RENOVATION

401-411 E DUNDEE RD, RIVERSIDE PLAZA, WHEELING, IL 60090

SEATING PLAN

PROJECT NUMBER C-009
DATE 10/28/2025
DRAWN BY RM
CHECKED BY PK

A110

SCALE 3/16" = 1'-0"

Phone: (773) 367-9858, (815) 343-4798

#	EQUIPMENT	MODEL / DESCRIPTION
1	GRILL	SIRMAN 34A2601105SI CORT L SINGLE PANINI GRILL WITH GROOVED TOP AND SMOOTH BOTTOM PLATES – 10" X 15" COOKING SURFACE
2A	GAS COUNTERTOP	COOKING PERFORMANCE GROUP CBR48 48" GAS COUNTERTOP RADIANT CHARBROILER
2B	DRAWER	REFRIGERATED CHEF BASE – 160,000 BTU
3	FRYER	AVANTCO F4-ES-P 45-50 LB. LIQUID PROPANE STAINLESS STEEL FLOOR FRYER – 85,000 BTU
4	COUNTERTOP MIXER	KITCHENAID DELUXE SERIES 4.5-QUART TILT-HEAD STAND MIXER, EMPIRE RED, KSM97ER
5	DOUGH MIXER	ESTELLA SM30 30 QT. / 42 LB. TWO-SPEED SPIRAL DOUGH MIXER – 120V, 2 HP
6	BLENDER	VITAMIX 62824 DRINK MACHINE ADVANCE 2.3 HP BLACK BLENDER WITH 48 OZ. CONTAINER – 120V
7	IMMERSION BLENDER	WARING WSB65 BIG STIK 18" VARIABLE SPEED IMMERSION BLENDER – 1 HP
8	IMMERSION BLENDER #2	ROBOT COUPE IP9000 TURBO 22" SINGLE SPEED IMMERSION BLENDER – 1 3/5 HP
9	SCALE/CAS	SW-10Z 10 LB. PORTION CONTROL SCALE WITH DECIMAL AND FRACTION MODE
10	EXISTING ICE MAKER	SCOTSMAN CME656WS WATER COOLED ICE MAKER
11	EXISTING WALK-IN COOLER UNIT	LCA690AB UNIT COOLER – FOR WALK-IN COOLER
12	EXISTING REFRIGERATOR	ATOSA / B-SERIES MBF6504
13	EXISTING GLASS DOOR FREEZER	TRUE MANUFACTURING CO., INC. (O'FALLON, MO) GDM-72F-HC-TSL01
14	EXISTING REFRIGERATOR	NORPOLE 29 CUFT. DOUBLE DOOR MERCHANDISER REFRIGERATOR
15	EXISTING PIZZA PREP TABLE	BEVERAGE-AIR DP93HC 93" THREE DOOR REFRIGERATED PIZZA PREP TABLE
16	EXISTING WORKTOP REFRIGERATOR	BEVERAGE-AIR® WTR72AHC WORKTOP REFRIGERATOR 29" BASE MODEL SERIES, 72"W
17	EXISTING BAR REFRIGERATOR	UNIVERSAL UBB-24-48G 48" GLASS DOOR BACK BAR REFRIGERATOR WITH LED LIGHTS
18	EXISTING OVEN	IMPERIAL SINGLE DECK GAS CONVECTION OVEN PCVCG
19	EXISTING GAS BURNER	AMERICAN RANGE 60" AR-10 10-BURNER GAS RANGE WITH TWO OVENS
20	EXISTING MICROWAVE	CURTIS RCA RMW1324-SS 1.3 CUBIC FOOT 1000 WATTS MICROWAVE WITH GRILL – STAINLESS STEEL
21	DISHWASHER	HOBART AM14
22	OVEN	AVANTCO DPO-18-S SINGLE DECK COUNTERTOP PIZZA/BAKERY OVEN – 1700W, 120V
23	REFRIGERATOR	AVANTCO APPT-61-HC 92" 3 DOOR REFRIGERATED PIZZA PREP TABLE
24	TABLE	STEELTON 30" X 60" 18 GAUGE 430 STAINLESS STEEL WORK TABLE WITH UNDERSHELF
25	BROILER	AVANTCO VB202 GAS VERTICAL BROILER – 45 LB. CAPACITY, 19,000 BTU
26	TABLE	STEELTON 30" X 96" 18 GAUGE 430 STAINLESS STEEL WORK TABLE WITH UNDERSHELF
27	FREEZER	AVANTCO A-23F-HC 29" SOLID DOOR REACH-IN FREEZER

SMALL DINING AREA
103
727 SF

BAR AREA
101
504 SF

BAR
102
271 SF

KITCHEN
110
960 SF

DINING AREA
116
1298 SF

STAFF ROOM
108
50 SF

OFFICE
105
123 SF

STORAGE
109
189 SF

CORRIDOR
104
140 SF

TOILET
107
42 SF

WOMEN
119
61 SF

MEN
118
81 SF

WOMEN
115
22 SF

MEN
114
22 SF

WALK-IN COOLER
112
70 SF

DISHWASHING
111
87 SF

EXIST. ICE BIN

EXIST. PREP TABLE REFRIGERATOR

EXIST. HOODS ABOVE

EXIST. REFRIG.

EXIST. HAND SINK

EXIST. PREP SINK

EXIST. REFRIG.

EXIST. ICE MAKER

EXIST. ELEC. PANELS

EXIST. GREASE TRAP

30"x36" (MIN.) CLEAR FLOOR AREA IN FRONT OF ALL ELECTRICAL PANELS, TYP.

NOTES:

- ALL USED EQUIPMENT MUST BE THOROUGHLY CLEANED/DEGREASED.
- ALL HVAC, EXHAUST, AND VENTILATION SYSTEMS ARE EXISTING AND WILL REMAIN UNCHANGED. NO NEW MECHANICAL WORK IS PROPOSED UNDER THIS SCOPE. MAKEUP AIR IS CURRENTLY PROVIDED BY THE EXISTING SYSTEM. PER 2021 IMC SECTION 508.1, THE AMOUNT OF MAKEUP AIR SUPPLIED TO THE BUILDING FROM ALL SOURCES SHALL BE APPROXIMATELY EQUAL TO THE AMOUNT OF EXHAUST AIR.
- CONNECT PROVIDED EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. PROVIDE WATER SUPPLY AND SANITARY/WASTE CONNECTIONS WITH INDIRECT WASTE AND AIR GAP WHERE REQUIRED. INSTALL BACKFLOW PREVENTERS ON ALL WATER CONNECTIONS, AND PROVIDE ELECTRICAL CONNECTIONS WITH PROPER CIRCUIT, VOLTAGE, AND AMPACITY. ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND BE COORDINATED WITH LICENSED PLUMBING AND ELECTRICAL CONTRACTORS.

NOTES:

1. ALL USED EQUIPMENT MUST BE THOROUGHLY CLEANED/DEGREASED.
2. ALL HVAC, EXHAUST, AND VENTILATION SYSTEMS ARE EXISTING AND WILL REMAIN UNCHANGED. NO NEW MECHANICAL WORK IS PROPOSED UNDER THIS SCOPE. MAKEUP AIR IS CURRENTLY PROVIDED BY THE EXISTING SYSTEM. PER 2021 IMC SECTION 508.1, THE AMOUNT OF MAKEUP AIR SUPPLIED TO THE BUILDING FROM ALL SOURCES SHALL BE APPROXIMATELY EQUAL TO THE AMOUNT OF EXHAUST AIR.
3. CONNECT PROVIDED EQUIPMENT PER MANUFACTURER'S REQUIREMENTS PROVIDED WATER SUPPLY AND SANITARY/WASTE CONNECTIONS WITH INDIRECT WASTE AND AIR GAP WHERE REQUIRED, INSTALL BACKFLOW PREVENTERS ON ALL WATER CONNECTIONS, AND PROVIDE ELECTRICAL CONNECTIONS WITH PROPER CIRCUIT, VOLTAGE, AND AMPACITY. ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND BE COORDINATED WITH LICENSED PLUMBING AND ELECTRICAL CONTRACTORS.

RED BOTTLE - INTERIOR RENOVATION	
401-411 E DUNDEE RD, RIVERSIDE PLAZA, WHEELING, IL 60090	
EQUIPMENT FLOOR PLAN	
PROJECT NUMBER	C-009
DATE	10/28/2025
DRAWN BY	RM
CHECKED BY	PK
A120	
SCALE	As indicated



MEMORANDUM

DATE: December 3, 2025
FROM: Marcy Knysz, Village Planner
SUBJECT: Docket No. PSPMIN25-0031, Request for Minor Site Plan and Appearance Approval to Establish an Outdoor Dining Area for Red Bottle Restaurant (401 E. Dundee Road).
RECOMMENDED ACTION: **Approve Docket No. PSPMIN25-0031**, granting minor site plan and appearance approval as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, and associated sections, to establish an outdoor dining area for Red Bottle Restaurant, for the property located at 401 E. Dundee Road, in accordance with the Petitioner's Project Description Letter prepared by Dmitry Khlebnikov (received by the Village 10/29/2025); Plan Set prepared by Patrick Kinsfather, last revised 10/28/2025; Light Pole Specification Sheet (received by the Village 10/29/2025); and subject to the following conditions:

1. Minor Site Plan and Appearance approval is contingent upon approval of Docket No. PSU25-0015 for the operation of an entertainment establishment and Docket No. PSU25-0026 for the operation of an assembly hall (banquet facility).
2. All outdoor furniture shall be commercial grade, weather resistant, and appropriate for year-round outdoor conditions.
3. A building permit must be obtained from the Community Development Department prior to commencing installation of the light poles.
4. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

EXECUTIVE SUMMARY

GENERAL PROPERTY INFORMATION

Applicant: Delta Kilo, Inc., Lessee

Property Address: 401 E. Dundee Road

Neighboring Property Land Use(s):

North: Commercial/Residential (across Dundee Road)

East: Forest Preserve Land

South: Commercial

West: Commercial (across Milwaukee Ave.)

Existing Use of Property: Commercial retail space

Existing Zoning: B-3, General Commercial and Office

Comprehensive Plan Designation: Commercial

Zoning History:

- Ordinance #1677, approved 4/22/1980, granting special use for a restaurant - Ms. O'Leary's (PC No. 1980-2).
- Ordinance #2172, approved 7/15/1985, granting special use for a restaurant - Edwardo's (Docket No. 1985-15).

- Ordinance #2590, approved 1/2/1990, repealing Ordinance #2172 and granting special use to Edwardo's (Docket No. 1989-28).
- Ordinance #3226, approved 7/21/1997, repealing Ordinance #2590 and granting special use and site plan approval for a restaurant with outdoor seating (Docket No. 1997-17).
- Ordinance #4827 approved 1/20/2014, granting special use and site plan approval for a sit-down restaurant with entertainment – Deka (Docket No. 2013-8).
- Docket No. SCBA 1449, approved 7/17/2014, approval for freestanding sign (Deka).
- Docket No. PC 14-13 approved 9/11/2014, approval for minor site plan and appearance for façade modifications.
- Ordinance #3988, 7/11/2005, repealing Ordinances 2380, 2435 and 2754 and granting a variation from required parking for Riverside Plaza Shopping Center (71-83 S. Milwaukee Avenue and 321-481 E. Dundee Road).
- Docket No. PSPMIN25-0021, approved 11/5/2025, granting minor building appearance approval for changes to the building façade for the property located at 395 E. Dundee Road (Riverside Plaza).

SUMMARY OF REQUEST

The petitioner, Delta Kilo, Inc., is requesting minor site plan and appearance approval to re-establish an outdoor dining area for Red Bottle Restaurant, located at 401 E. Dundee Road.

Site Plan and Appearance Review

For the purposes of promoting compatible development and ensuring adequate public facilities, Site Plan and Appearance review and approval is required prior to issuance of a building permit or commencing use of land, except for single and two-family residences. Site Plan review only involves the static aspects of a site – layout, parking, landscaping, fencing, etc., and not the land use or operations of a business. Appearance review only involves the aspects of exterior architectural design – style, form, scale, materials, colors, etc., and not the land use or operations of a business. Major Site Plan and Appearance review requires a concept review by the Village Board, a recommendation by the Commission, and a final decision by the Village Board. Minor Site Plan and Appearance review does not require a concept review and only requires a final decision by the Plan Commission.

Outdoor Dining: The attached Site Plan includes a seasonal outdoor dining area on the west side of the building, consistent with how the space has been utilized by previous restaurant tenants. Since the furniture from the former restaurant has been removed from the outdoor dining area, the petitioner is seeking to re-establish this area for seasonal outdoor dining. In accordance with Village Code requirements, outdoor dining areas containing more than 15 seats must be reviewed by the Plan Commission as part of the Minor Site Plan and Appearance Review process. As shown in the attached Seating Plan, the outdoor dining area proposes 40 seats located around the perimeter of the existing concrete patio that serves as the established outdoor dining area. Staff anticipates that additional seating may be added within the middle of the dining area.

Specific outdoor furniture has not been identified, as a result, a condition has been added requiring all outdoor furniture to be commercial grade, weather resistant, and suitable for year-round outdoor conditions.

Lighting: Three existing light poles located within the outdoor dining area are currently broken and are proposed to be replaced with 7.35'-tall black, aluminum post lantern style fixtures, as illustrated on the attached Light Pole Specification Sheet. The proposed fixtures will provide pedestrian-scale illumination appropriate for outdoor dining areas.

Exterior Building Improvements: Exterior building improvements include the removal of the existing fabric awnings as part of a larger façade renovation project for Riverside Plaza. The façade renovation project is being completed by the management company and was approved by the Plan Commission on November 5, 2025, under Docket No. PSPMIN25-0021.

No other site changes are proposed.

STAFF REVIEW

Fire Department Review: There are no comments related to the Minor Site Plan and Appearance Review.

Engineering Division Review: There are no comments related to the Minor Site Plan and Appearance Review.

Staff Recommended Actions: Staff recommends approval of the Minor Site Plan and Appearance review subject to the following conditions:

1. Minor Site Plan and Appearance approval is contingent upon approval of Docket No. PSU25-0015 for the operation of an entertainment establishment and Docket No. PSU25-0026 for the operation of an assembly hall (banquet facility).
2. All outdoor furniture shall be commercial grade, weather resistant, and appropriate for year-round outdoor conditions.
3. A building permit must be obtained from the Community Development Department prior to commencing installation of the light poles.
4. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

If the Plan Commission finds that the petitioner has satisfied the requirements for the granting of minor building appearance approval, the appropriate motion would be to:

Approve Docket No. PSPMIN25-0031, granting minor site plan and appearance approval as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, and associated sections, to establish an outdoor dining area for Red Bottle Restaurant, for the property located at 401 E. Dundee Road, in accordance with the Petitioner's Project Description Letter prepared by Dmitry Khlebnikov (received by the Village 11/24/2025); Plan Set prepared by Patrick Kinsfather, last revised 10/28/2025; Light Pole Specification Sheet (received by the Village 10/29/2025); and subject to the following conditions:

1. Minor Site Plan and Appearance approval is contingent upon approval of Docket No. PSU25-0015 for the operation of an entertainment establishment and Docket No. PSU25-0026 for the operation of an assembly hall (banquet facility).
2. All outdoor furniture shall be commercial grade, weather resistant, and appropriate for year-round outdoor conditions.
3. A building permit must be obtained from the Community Development Department prior to commencing installation of the light poles.
4. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

ATTACHMENTS:

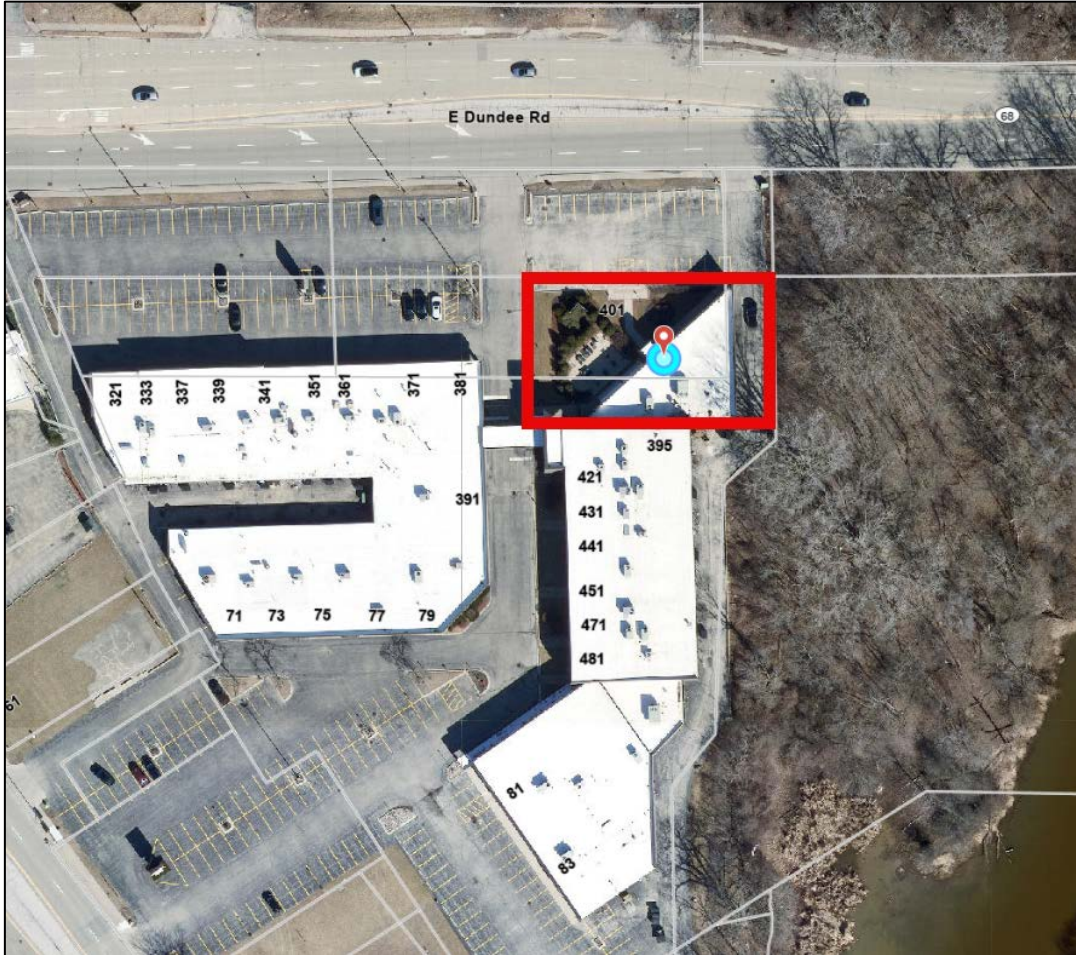
Attachments to Staff Report (Staff)

Petitioner's Project Description Letter prepared by Dmitry Khlebnikov (received by the Village 11/24/2025)

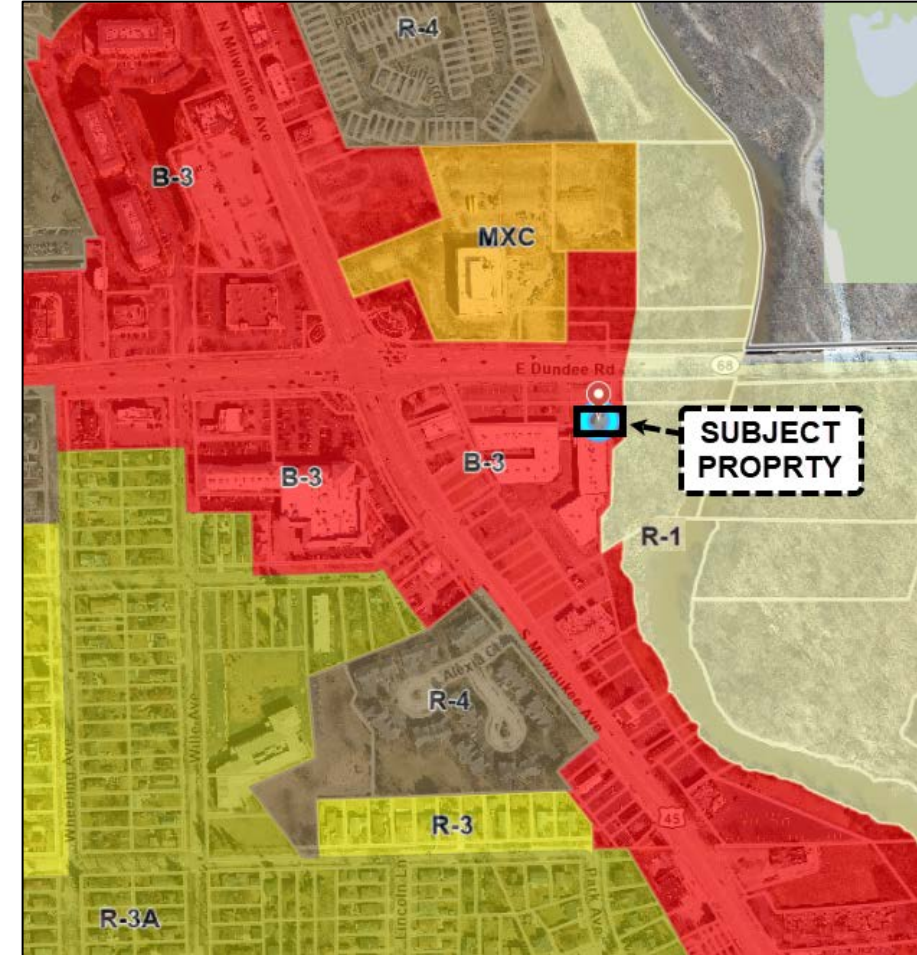
Plan Set prepared by Patrick Kinsfather, last revised 10/28/2025

Light Pole Specification Sheet (received by the Village 10/29/2025)

(Request for Special Use for Entertainment Establishment & Assembly Hall, Minor Site Plan & Appearance Approval)



LOCATION MAP



ZONING MAP

(Request for Special Use for Entertainment Establishment & Assembly Hall, Minor Site Plan & Appearance Approval)



Front of proposed restaurant facing south from parking lot.

(Request for Special Use for Entertainment Establishment & Assembly Hall, Minor Site Plan & Appearance Approval)



Photo of parking lot in front of proposed restaurant facing west from east side of property.

(Request for Special Use for Entertainment Establishment & Assembly Hall, Minor Site Plan & Appearance Approval)



Proposed outdoor dining area facing southwest from the main entrance.

(Request for Special Use for Entertainment Establishment & Assembly Hall, Minor Site Plan & Appearance Approval)



Photo of fabric awnings that must be removed.

Cover Letter / Project Narrative

Proposed Special Use Permit – Tavern/Restaurant with Entertainment

Red Bottle Restaurant – Delta Kilo Inc

401 E Dundee Rd, Wheeling, IL 60090

To Whom It May Concern,

We are submitting this application to request a Special Use Permit for the operation of a tavern/restaurant with limited live entertainment at the above-mentioned location, within an existing commercial shopping center. We are requesting Special use permit for Assembly Use as well to act as banquet hall for small celebrations, family gatherings, private birthday parties etc.

Project Overview

The proposed business will be a full-service restaurant and tavern featuring modern European cuisine and a high-quality beverage program. To enhance the dining and social experience, we plan to host scheduled entertainment such as karaoke nights, trivia events, and occasional stand-up comedy, all held indoors and fully compliant with local noise ordinances. We also plan to use small dining room as banquet hall to host small private celebrations or events.

This type of social dining and entertainment concept has proven highly successful in surrounding communities and will serve as a dynamic gathering place for adults seeking food, drinks, and connection in a safe, well-managed environment. The business is expected to generate approximately \$250,000 in monthly revenue, contributing significantly to local sales tax collections and economic activity.

Background of the Business

Our management team brings years of experience in both hospitality and business operations. We are committed to building a reputable, community-focused establishment that adds value to the neighborhood and operates with professionalism, safety, and inclusivity.

Operational Details

- **Hours of Operation:**
 - **Friday & Saturday:** 9:00 AM – 4:00 AM
 - **Sunday:** 9:00 AM – 2:00 AM
 - **Monday through Thursday:** 12:00 PM – 2:00 AM
- **Occupancy:** 230 persons
- **Employees:** 12 staff members on-site during peak operations

- **Seating:** Approximately 200 seats, including bar and dining areas
- **On-Site Vehicles:** No company fleet; staff and patrons will use shared shopping center parking, which is more than adequate, especially since peak hours begin after most businesses in the center have closed for the day

Land Use and Compatibility

The proposed business is located within an existing shopping center that previously housed a restaurant and is already zoned for commercial use. There are no adjacent residential properties, and all entertainment and dining activities will occur indoors. The site offers safe and efficient access from public roads and includes well-maintained parking and landscaping.

Our use will not require any structural changes or zoning variances beyond this Special Use Permit. The business is designed to be compatible with the surrounding commercial environment, generate positive community engagement, and support the ongoing development and vitality of the area.

We appreciate your consideration and look forward to working collaboratively to bring a vibrant, responsible, and economically beneficial establishment to the community.

Sincerely,
Dmitry Khlebnikov
President

Red Bottle Restaurant – Delta Kilo Inc

RED BOTTLE - INTERIOR RENOVATION

401-411 E DUNDEE RD, RIVERSIDE PLAZA
WHEELING, IL 60090

PATRICK
KINSFATHER

Phone: (773) 367-9858, (815) 343-4798

[illegible]

RED BOTTLE - INTERIOR RENOVATION

401-411 E DUNDEE RD, RIVERSIDE
PLAZA, WHEELING, IL 60090

TITLE SHEET

PROJECT NUMBER	C-009
DATE	10/28/2025
DRAWN BY	RM
CHECKED BY	PK

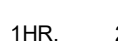
A000

SCALE	As indicated
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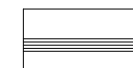
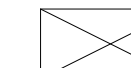
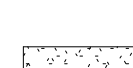
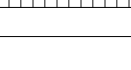
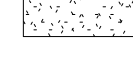
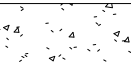
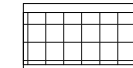
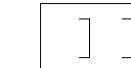
ABBREVIATIONS

ACT.	ACTUAL	LAV.	LAVATORY
ADJ.	ADJACENT	LB.	POUND(S)
A.F.F.	ABOVE FINISHED FLOOR	L.P.	LOW POINT
ALUM.	ALUMINUM	MAX.	MAXIMUM
ALT.	ALTERNATE	MEZZ.	MEZZANINE
APPD.	APPROVED	MFR.	MANUFACTURER
BD.	BOARD	MECH.	MECHANICAL
B./	BOTTOM OF	MIN.	MINIMUM
C.J.	CONTROL JOINT	MISC.	MISCELLANEOUS
C.L.	CENTER LINE	M.O.	MASONRY OPENING
C.M.U.	CONCRETE MASONRY UNIT	MTL.	METAL
COL.	COLUMN	N	NORTH
CONC.	CONCRETE	N.I.C.	NOT IN CONTRACT
CONST.	CONSTRUCTION	NO.	NUMBER
CONT.	CONTINUE, CONTINUOUS	N.T.S.	NOT TO SCALE
C.T.	CERAMIC TILE	O.C.	ON CENTER
C.U. FT.	CUBIC FOOT	Occ.	OCCUPANT/OCCUPANCY
DIA.	DIAMETER	O.D.	OUTSIDE DIAMETER
DIM.	DIMENSION	O.H.	OVER HEAD
DN.	DOWN	OPNG.	OPENING
D.O.	DOOR OPENING	OPP.	OPPOSITE
D.S.	DOWNSPOUT	PLBG.	PLUMBING
DWG.	DRAWING	PR.	PAIR
EA.	EACH	PTD.	PAINTED
EL.	ELEVATION	P.S.I.	POUNDS PER SQUARE INCH
ELEC.	ELECTRICAL	QTY.	QUANTITY
EQ.	EQUAL	R	RISER
EQUIP.	EQUIPMENT	REF.	REFERENCE
EST.	ESTIMATE	REINF.	REINFORCEMENT
E.W.C.	ELECTRIC WATER COOLER	REQ.	REQUIRED
EXT.	EXTERIOR	RM.	ROOM
E.J.	EXPANSION JOINT	R.O.	ROUGH OPENING
F.D.	FLOOR DRAIN	S.A.B.	SOUND ATTENUATION BLANKET
F.E.C.	FIRE EXTINGUISHER CABINET	S.F.	SQUARE FEET
F.H.C.	FIRE HOSE CABINET	SIM.	SIMILAR
FIN.	FINISH	SPEC.	SPECIFICATION
FT.	FEET, FOOT	SQ.	SQUARE
G.	GAGE, GAUGE	S.T.C.	SOUND TRANSMITTANCE CRITERIA
GALV.	GALVANIZED	S.S.	STAINLESS STEEL
GL.	GLASS	STD.	STANDARD
GYP BD.	GYPSUM BOARD	STL.	STEEL
HD.	HEAD	STRUCT.	STRUCTURAL
H.M.	HOLLOW METAL	T.	TREAD
HOR.	HORIZONTAL	T/	TOP OF
H.P.	HIGH POINT	THK.	THICK, THICKNESS
HR.	HOUR	THRU.	THROUGH
HT.	HEIGHT	TYP.	TYPICAL
I.D.	INSIDE DIAMETER	U.N.O.	UNLESS NOTED OTHERWISE
IN.	INCH	V.C.T.	VINYL COMPOSITION TILE
INSUL.	INSULATION	VERT.	VERTICAL
INT.	INTERIOR	V.I.F.	VERIFY IN FIELD
JT.	JOINT	WD.	WOOD

DRAWING SYMBOLS

ROOM TAG OPEN OFFICE — NAME  — NUMBER 150 SF — AREA	WALL / PARTITION  — TYPE	DOORS  — NUMBER
CALLOUT  — DETAIL NUMBER — SHEET NUMBER	INTERIOR ELEVATION  — SHEET NUMBER — DETAIL NUMBER	FIRE SEPARATION RATING 1HR. 2HR. 3HR.
SECTION  — DETAIL NUMBER — SHEET NUMBER	EXTERIOR ELEVATION  — SHEET NUMBER — DETAIL NUMBER	TRAVEL DISTANCE  — ACTUAL DISTANCE

MATERIAL SYMBOLS

	ALUMINUM		GLASS		ROUGH WOOD
	CERAMIC TILE		GYPSUM BOARD		SAND OR MORTAR
	CONCRETE		INSULATED METAL PANEL		STEEL AT SMALL SCALE
	CONCRETE BLOCK		LOOSE OR BATT INSULATION		STEEL
	EARTH		PLYWOOD		WATERPROOF MEMBRANE
	FINISH WOOD		RIGID INSULATION		EXISTING

DRAWING LIST

ARCHITECTURAL	
A000	TITLE SHEET
A001	ARCHITECTURAL NOTES & MOUNTING HEIGHTS
ARCHITECTURAL	
D100	DEMOLITION FLOOR PLAN
A100	SITE/ FIRST FLOOR PLAN AND SIGN DETAILS
A110	SEATING PLAN
A120	EQUIPMENT FLOOR PLAN

APPLICABLE CODES

(WITH LOCAL AMENDMENTS TO EACH)

- 2021 INTERNATIONAL BUILDING CODE
- 2021 INTERNATIONAL FIRE CODE
- 2021 INTERNATIONAL FUEL GAS CODE
- 2021 INTERNATIONAL MECHANICAL CODE
- 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE
- 2021 INTERNATIONAL EXISTING BUILDING CODE
- 2017 NATIONAL ELECTRICAL CODE
- 2014 ILLINOIS STATE PLUMBING CODE
- 2021 ILLINOIS STATE ENERGY CONSERVATION CODE
- 2018 ILLINOIS ACCESSIBILITY CODE

EXISTING BUILDING DESCRIPTION

EXISTING MASONRY MULTI-TENANT ONE STORY BUILDING

- 100% AUTOMATIC SPRINKLER SYSTEM
- FIRE ALARM SYSTEM
- ZONING DISTRICT = GENERAL COMMERCIAL DISTRICT (B-3)
- OCCUPANCY GROUP = MODERATE HAZARD STORAGE A-2
- CONSTRUCTION TYPE = TYPE III, WOOD ROOF STRUCTURE SUPPORTED BY STEEL COLUMNS WITH MASONRY EXTERIOR WALLS
- TOTAL EXISTING BUILDING AREA = 5,310.0 S.F.
- INTERIOR BUILD-OUT TOTAL AREA = 140 S.F.
- NUMBER OF EXITS = 5 EXITS

DESCRIPTION OF NEW WORK

- NEW EQUIPMENT PLAN
- NEW SEATING PLAN
- REMOVE EXISTING PARTITION FOR BAR EXTENSION
- REPLACE EXISTING SINK IN TOILET 107
- REPLACED SIGN PANEL FACES, BOTH SIDES
- NO MODIFICATIONS TO EXISTING BUILDING FOUNDATIONS AND EXTERIOR WALLS
- NO MODIFICATIONS TO EXISTING PLUMBING AND MECHANICAL

GENERAL NOTES

1. THESE GENERAL NOTES SHALL APPLY TO THE CONTRACTION DOCUMENTS AND SHALL GOVERN UNLESS NOTED OTHERWISE BY GENERAL NOTES OR KEYNOTES ON SPECIFIC SHEETS.
2. THESE DRAWINGS INDICATE IN GENERAL THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN INTENT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND TYPE OF STRUCTURAL, MECHANICAL, AND ELECTRICAL SYSTEMS. THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. AS INDICATED OR DESCRIBED, THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
3. ARCHITECTURAL DRAWINGS MUST ALWAYS BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. ANY DISCREPANCY BETWEEN THESE DRAWINGS AND DOCUMENTS SHOULD BE REPORTED TO THE ARCHITECT/ENGINEER FOR CLARIFICATION AND VERIFICATION.
4. CONTRACTOR SHALL NOT SCALE THESE DRAWINGS FOR CONSTRUCTION PURPOSES IN THE EVENT OF AN OMISSION OF NECESSARY DIMENSIONS. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES ON THE DRAWINGS OR FIELD CONDITIONS AND SHALL NOT PROCEED WITH THE WORK UNTIL THE DISCREPANCIES ARE RESOLVED.
5. THE CONTRATOR GUARANTEES ALL WORK AGAINST FAULTY OR DEFECTIVE MATERIALS OR WORKMANSHIP. ALL WORK SHALL BE ENTIRELY WATERTIGHT AND LEAK PROOF. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
6. THE CONTRACTOR SHALL GIVE WRITTEN NOTICE TO THE ARCHITECT OF ANY MATERIALS, EQUIPMENT, OR DESIGN FEATURES WHICH HE BELIEVES INADEQUATE OR UNSUITABLE; IN VIOLATION OF LAWS, ORDINANCES, OR RULES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK, AND OF ANY NECESSARY ITEMS OR WORK OMITTED FROM THE CONTRACT DOCUMENTS.
7. CONTRACTOR IS REQUIRED TO REVIEW CONTRACT DOCUMENTS AND TO VISIT THE SITE BEFORE SUBMITTING BID. COMPARE THE CONTRACT DOCUMENTS WITH THE VISIBLE EXISTING CONDITIONS AND INFORM ARCHITECT AS TO ANY DISCREPANCIES IN THE DOCUMENTS OR IN THE EXISTING CONDITIONS PRIOR TO BID SUBMISSION SO AN ADDENDUM CAN BE ISSUED. FAILURE TO REVIEW THE CONTRACT DOCUMENTS OR VISIT THE SITE WILL NOT RELIEVE THE CONTRACTOR FROM THE NECESSITY OF FURNISHING ANY MATERIALS OR PERFORMING ANY WORK THAT MAY BE REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ANY WORK SO REQUIRED WILL BE WITHOUT ADDITIONAL COSTS TO THE OWNER.
8. CONTRACTOR SHALL OBTAIN PERMITS REQUIRED TO PERFORM WORK IN ACCORDANCE WITH REQUIREMENTS AND PROCEDURES OF ANY AND ALL AUTHORITIES HAVING JURISDICTION.
9. ERRORS AND/OR OMISSIONS IN ROOM, DOOR AND WINDOW SCHEDULES DO NOT RELIEVE THE CONTRACTOR FROM EXECUTING WORK SHOWN IN DRAWINGS OR DESCRIBED IN SPECIFICATIONS.
10. NOTES APPEARING ON VARIOUS DRAWINGS FOR DIFFERENT SYSTEMS AND MATERIALS ARE TO BE REVIEWED, COORDINATED, AND ARE TO BE APPLIED TO ALL RELATED DRAWINGS AND DETAILS.
11. PLANS WERE DEVELOPED FROM INFORMATION SUPPLIED BY THE OWNER AND EXISTING CONDITIONS OBSERVED. ANY DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT PRIOR TO STARTING WORK ON A GIVEN ITEM AND BEFORE INCURRING ADDITIONAL COSTS.
12. PRIOR TO INSTALLATION, CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES. FABRICATION SHALL BE BASED ON THE ACTUAL FIELD DIMENSIONS ONLY.
13. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS INDICATING ACTUAL LAYOUT OF ALL STRUCTURAL MEMBERS FOR APPROVAL PRIOR TO INSTALLATION, ALL MEMBERS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS INCLUDING BRACING, SPACING, ETC.
14. CUTTING OR MODIFICATIONS OF THE STRUCTURE ARE NOT PERMITTED UNLESS APPROVED BY THE ARCHITECT IN WRITING.
15. STRUCTURAL STEEL MEMBER PROFILES AS INDICATED ON ARCHITECTURAL DRAWINGS MAY VARY FROM ACTUAL PROFILES AND SIZES INDICATED ON THE STRUCTURAL DRAWINGS WHICH SHALL GOVERN.
16. THE CONTRACTOR SHALL COORDINATE ALL MECHANICAL FLOOR/WALL SLEEVES AND SHAFTS IN CONCRETE SLABS/WALLS WITH MECHANICAL, PLUMBING, FIRE PROTECTION, ELECTRICAL, STRUCTURAL AND ARCHITECTURAL DRAWINGS AND DISCREPANCIES, IF ANY, TO BE BROUGHT TO THE NOTICE OF THE ARCHITECT/ENGINEER PRIOR TO EXECUTION OF WORK.
17. CONTRACTOR SHALL COORDINATE WITH THE WORK OF OTHERS NOT INCLUDED IN THIS CONTRACT AS DIRECTED BY THE OWNER.
18. THE CONTRACTOR SHALL COORDINATE ALL PHASING AND PROJECT LIMIT AREA AND STAGING WITH OWNER OR AS SPECIFIED AND/OR SHOWN ON DRAWINGS.
19. CONTRACTOR TO PROVIDE NOISE AND DUST CONTROL IN BUILDINGS WHERE OCCUPANTS ARE ADJACENT TO THE PROJECT AREA.
20. PROVIDE A SAFE MEANS OF EGRESS THROUGH AND/OR AROUND THE BUILDING AND SITE PER APPLICABLE CODES AT ALL TIMES DURING THE CONSTRUCTION PROCESS. MINIMIZE DISRUPTION TO ADJACENT AREAS/FLOORS AS MUCH AS POSSIBLE.
21. ALL EXISTING OR PROPOSED ELEVATIONS (LEVELS) AND DIMENSIONS ON SITE AND ON DRAWINGS MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE THE PREPARATION OF SHOP DRAWINGS OR COMMENCEMENT OF ANY ITEM OF WORK ON THE SITE. VERIFY SIZE AND LOCATION OF ALL OPENINGS FOR MECHANICAL EQUIPMENT AND WORK WITH ALL TRADES INVOLVED.
22. ALL ITEMS SPECIFIED SHALL BE USED AS PART OF THE WORK UNLESS OTHER ITEMS OF EQUAL QUANTITY ARE SUBMITTED IN WRITING AND APPROVED BY THE ARCHITECT.
23. CONTRACTOR SHALL PROVIDE A DUMPSTER AT A LOCATION AS APPROVED BY DEVELOPED AND LOCAL GOVERNING AUTHORITY. CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE JOB SITE DAILY AND PLACED IN THE DUMPSTER.
24. CONTRACTOR SHALL COORDINATE THE WORK OF SUBCONTRACTORS ON THE JOB SO AS TO PREVENT CONFLICTS DURING CONSTRUCTION. ADDITIONAL WORK CAUSED BY A LACK OF COORDINATION BETWEEN SUBCONTRACTORS SHALL NOT BE AT THE OWNER'S EXPENSE.

TOILET ACCESSORIES:

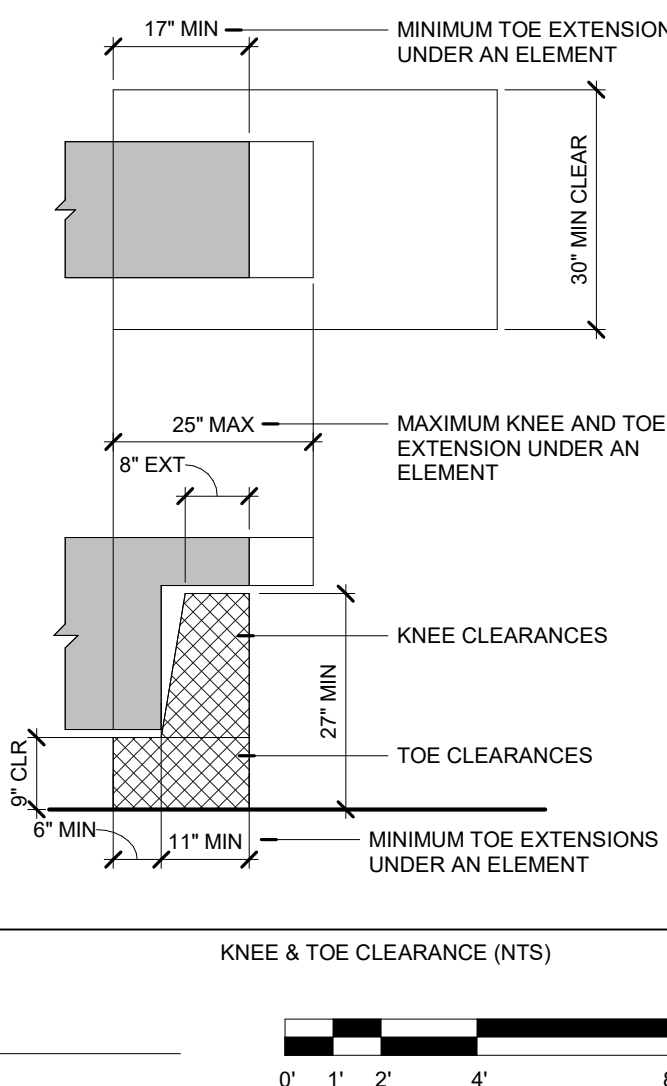
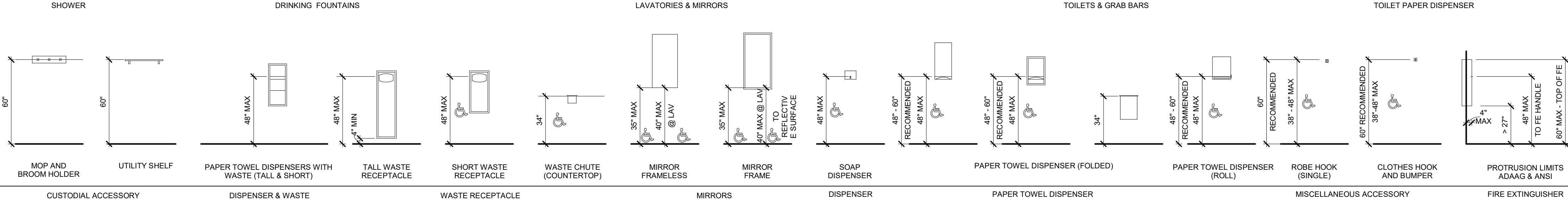
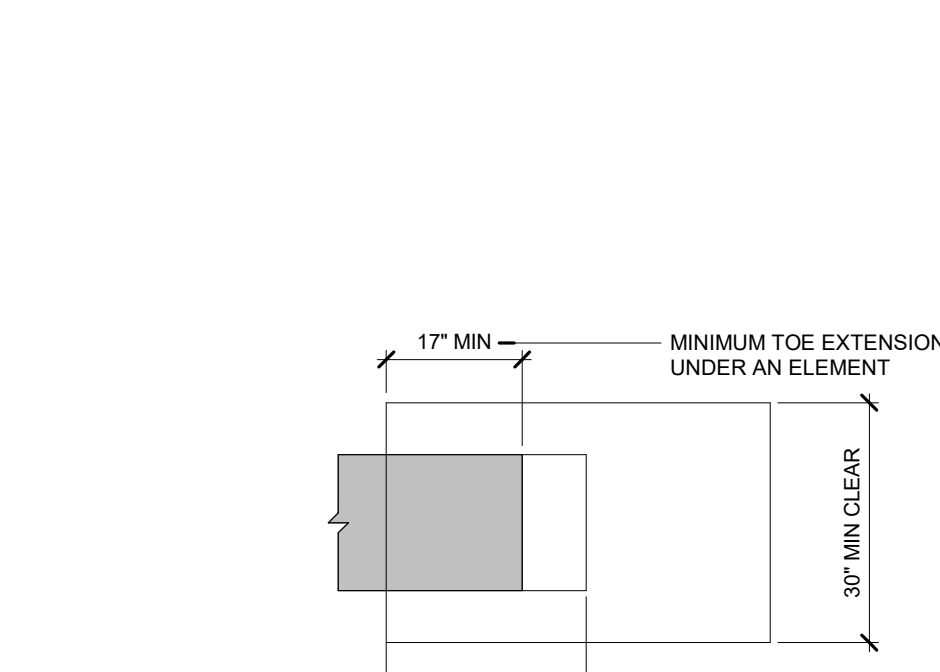
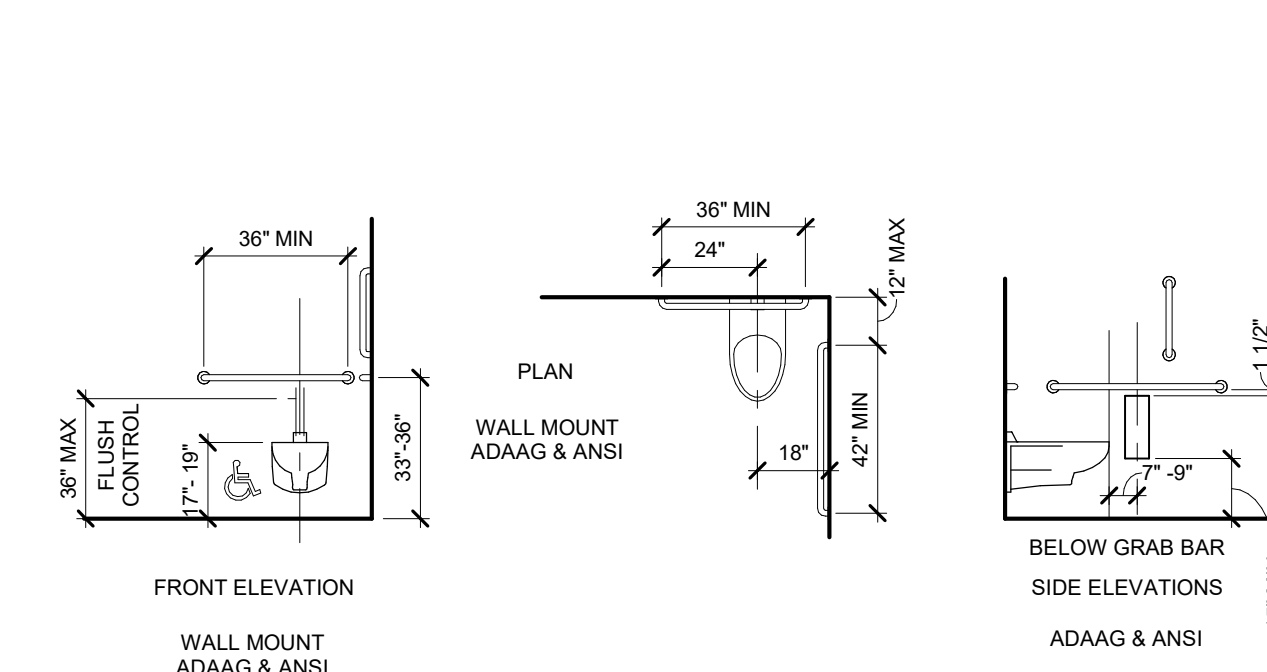
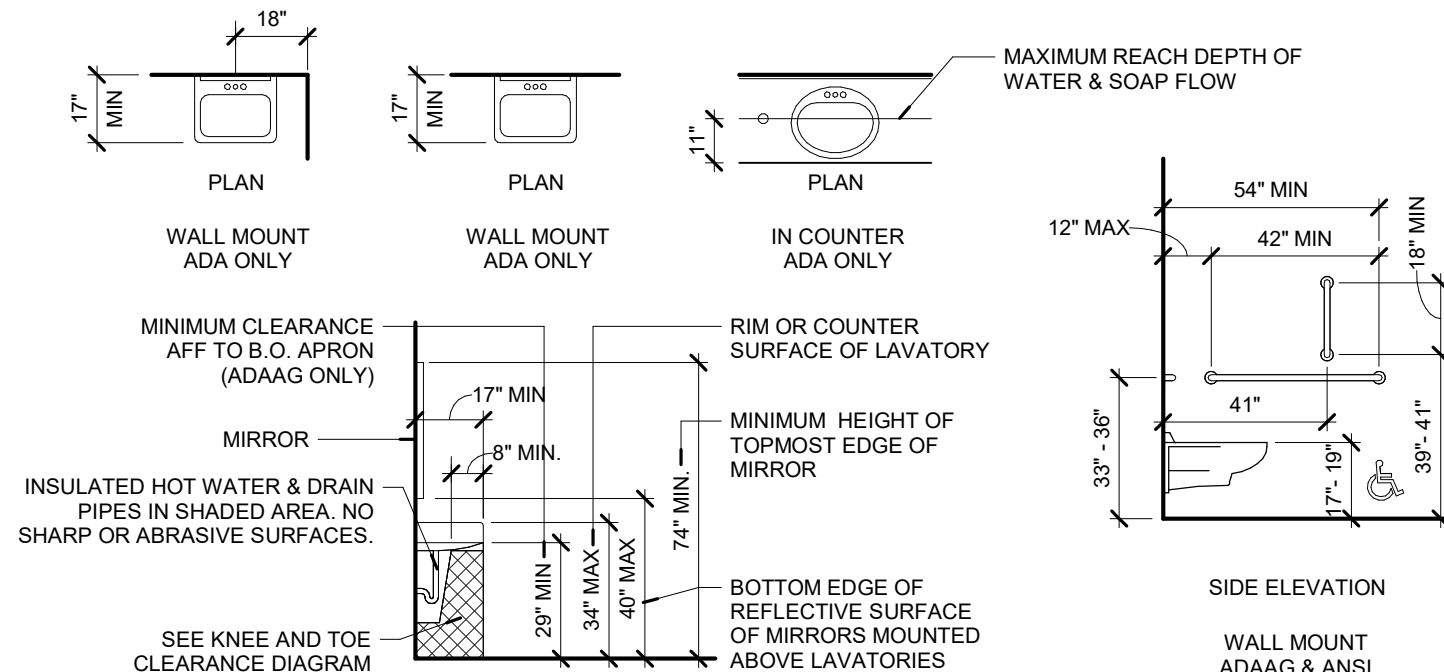
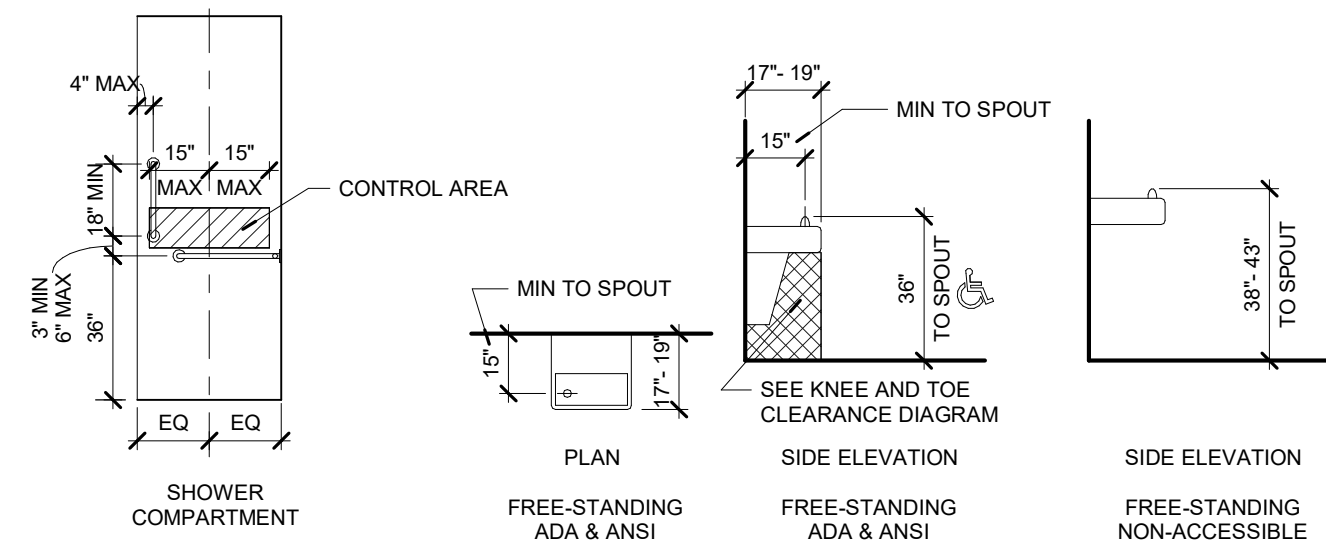
- IN PUBLIC RESTROOMS, PROVIDE:
- HAND DRYER (10 BA-4)
 - LIQUID SOAP DISPENSER (10 BA-7)
 - TOILET TISSUE DISPENSER (10 BA-2)
 - FRAMED MIRROR (10 MIR-2)
 - GRAB BARS (10 GB-1)
 - UNDER-SINK PIPE WRAP (BY PLUMBING)

- IN UNIT WASHROOMS, PROVIDE:
- PROVIDE WOOD BLOCKING AT OWNER PROVIDED HOOKS, TOWEL BARS, TOILET TISSUE DISPENSER
 - FRAMELESS MIRROR (10 MIR-1)

MOUNTING HEIGHTS GENERAL NOTES

1. LIGHT SWITCHES, ELECTRICAL OUTLETS, AND OTHER ENVIRONMENTAL CONTROLS SHALL BE MOUNTED NO HIGHER THAN 48" AND NO LOWER THAN 15" ABOVE FINISHED FLOOR. IF THE CONTROL IS MOUNTED ABOVE A COUNTER OR OTHER OBSTRUCTION, WHICH IS BETWEEN 20-25" IN DEPTH, THE MAXIMUM MOUNTING HEIGHT SHALL BE LOWERED TO 44".

2. PROVIDE WOOD BLOCKING AT WALL FOR PLUMBING FIXTURES AS REQUIRED(TYP.)



MOUNTING HEIGHTS - ADA RESTROOM

1/4" = 1'-0"

RED BOTTLE - INTERIOR RENOVATION

401-411 E DUNDEE RD, RIVERSIDE PLAZA, WHEELING, IL 60090

ARCHITECTURAL NOTES & MOUNTING HEIGHTS

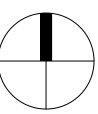
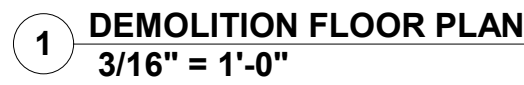
PROJECT NUMBER	C-009
DATE	10/28/2025
DRAWN BY	RM
CHECKED BY	PK

A001

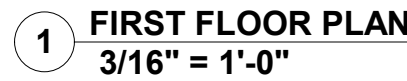
SCALE As indicated

Phone: (773) 367-9858, (815) 343-4798

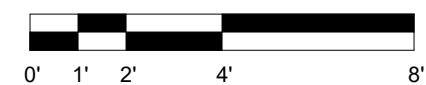
SCALE $3/16" = 1'-0"$



Phone: (773) 367-9858, (815) 343-4798

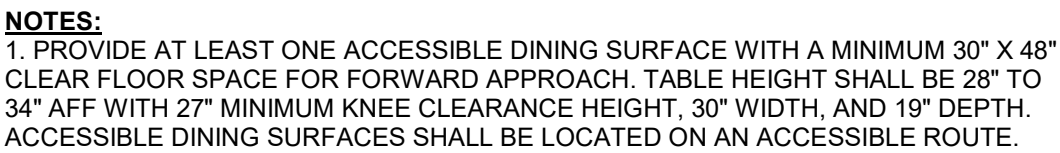


2 POLE SIGN - ELEVATION
1/2" = 1'-0"



A100	
SCALE	As indicated

Phone: (773) 367-9858, (815) 343-4798



RED BOTTLE - INTERIOR RENOVATION	
401-411 E DUNDEE RD, RIVERSIDE PLAZA, WHEELING, IL 60090	
SEATING PLAN	
PROJECT NUMBER	C-009
DATE	10/28/2025
DRAWN BY	RM
CHECKED BY	PK
A110	
SCALE	3/16" = 1'-0"

Phone: (773) 367-9858, (815) 343-4798

#	EQUIPMENT	MODEL / DESCRIPTION
1	GRILL	SIRMAN 34A2601105SI CORT L SINGLE PANINI GRILL WITH GROOVED TOP AND SMOOTH BOTTOM PLATES – 10" X 15" COOKING SURFACE
2A	GAS COUNTERTOP	COOKING PERFORMANCE GROUP CBR48 48" GAS COUNTERTOP RADIANT CHARBROILER
2B	DRAWER	REFRIGERATED CHEF BASE – 160,000 BTU
3	FRYER	AVANTCO F4-ES-P 45-50 LB. LIQUID PROPANE STAINLESS STEEL FLOOR FRYER – 85,000 BTU
4	COUNTERTOP MIXER	KITCHENAID DELUXE SERIES 4.5-QUART TILT-HEAD STAND MIXER, EMPIRE RED, KSM97ER
5	DOUGH MIXER	ESTELLA SM30 30 QT. / 42 LB. TWO-SPEED SPIRAL DOUGH MIXER – 120V, 2 HP
6	BLENDER	VITAMIX 62824 DRINK MACHINE ADVANCE 2.3 HP BLACK BLENDER WITH 48 OZ. CONTAINER – 120V
7	IMMERSION BLENDER	WARING WSB65 BIG STIK 18" VARIABLE SPEED IMMERSION BLENDER – 1 HP
8	IMMERSION BLENDER #2	ROBOT COUPE IP900 TURBO 22" SINGLE SPEED IMMERSION BLENDER – 1 3/5 HP
9	SCALE/CAS	SW-10Z 10 LB. PORTION CONTROL SCALE WITH DECIMAL AND FRACTION MODE
10	EXISTING ICE MAKER	SCOTSMAN CME656WS WATER COOLED ICE MAKER
11	EXISTING WALK-IN COOLER UNIT	LCA690AB UNIT COOLER – FOR WALK-IN COOLER
12	EXISTING REFRIGERATOR	ATOSA / B-SERIES MBP6504
13	EXISTING GLASS DOOR FREEZER	TRUE MANUFACTURING CO., INC. (O'FALLON, MO) GDM-72F-HC-TSL01
14	EXISTING REFRIGERATOR	NORPOLE 29 CUFT. DOUBLE DOOR MERCHANDISER REFRIGERATOR
15	EXISTING PIZZA PREP TABLE	BEVERAGE-AIR DP93HC 93" THREE DOOR REFRIGERATED PIZZA PREP TABLE
16	EXISTING WORKTOP REFRIGERATOR	BEVERAGE-AIR® WTR72AHC WORKTOP REFRIGERATOR 29" BASE MODEL SERIES, 72"W
17	EXISTING BAR REFRIGERATOR	UNIVERSAL UBB-24-48G 48" GLASS DOOR BACK BAR REFRIGERATOR WITH LED LIGHTS
18	EXISTING OVEN	IMPERIAL SINGLE DECK GAS CONVECTION OVEN PCVG
19	EXISTING GAS BURNER	AMERICAN RANGE 60" AR-10 10-BURNER GAS RANGE WITH TWO OVENS
20	EXISTING MICROWAVE	CURTIS RCA RMW1324-SS 1.3 CUBIC FOOT 1000 WATTS MICROWAVE WITH GRILL – STAINLESS STEEL
21	DISHWASHER	HOBART AM14
22	OVEN	AVANTCO DPO-18-S SINGLE DECK COUNTERTOP PIZZABAKEYRY OVEN – 1700W, 120V
23	REFRIGERATOR	AVANTCO APPT-61-HC 92" 3 DOOR REFRIGERATED PIZZA PREP TABLE
24	TABLE	STEELTON 30" X 60" 18 GAUGE 430 STAINLESS STEEL WORK TABLE WITH UNDERSHELF
25	BROILER	AVANTCO VB202 GAS VERTICAL BROILER – 45 LB. CAPACITY, 19,000 BTU
26	TABLE	STEELTON 30" X 96" 18 GAUGE 430 STAINLESS STEEL WORK TABLE WITH UNDERSHELF
27	FREEZER	AVANTCO A-23F-HC 29" SOLID DOOR REACH-IN FREEZER

NOTES:

- ALL USED EQUIPMENT MUST BE THOROUGHLY CLEANED/DEGREASED.
- ALL HVAC, EXHAUST, AND VENTILATION SYSTEMS ARE EXISTING AND WILL REMAIN UNCHANGED. NO NEW MECHANICAL WORK IS PROPOSED UNDER THIS SCOPE. MAKEUP AIR IS CURRENTLY PROVIDED BY THE EXISTING SYSTEM. PER 2021 IMC SECTION 508.1, THE AMOUNT OF MAKEUP AIR SUPPLIED TO THE BUILDING FROM ALL SOURCES SHALL BE APPROXIMATELY EQUAL TO THE AMOUNT OF EXHAUST AIR.
- CONNECT PROVIDED EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. PROVIDE WATER SUPPLY AND SANITARY/WASTE CONNECTIONS WITH INDIRECT WASTE AND AIR GAP WHERE REQUIRED. INSTALL BACKFLOW PREVENTERS ON ALL WATER CONNECTIONS, AND PROVIDE ELECTRICAL CONNECTIONS WITH PROPER CIRCUIT, VOLTAGE, AND AMPACITY. ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND BE COORDINATED WITH LICENSED PLUMBING AND ELECTRICAL CONTRACTORS.

NOTES:

1. ALL USED EQUIPMENT MUST BE THOROUGHLY CLEANED/DEGREASED.
2. ALL HVAC, EXHAUST, AND VENTILATION SYSTEMS ARE EXISTING AND WILL REMAIN UNCHANGED. NO NEW MECHANICAL WORK IS PROPOSED UNDER THIS SCOPE. MAKEUP AIR IS CURRENTLY PROVIDED BY THE EXISTING SYSTEM. PER 2021 IMC SECTION 508.1, THE AMOUNT OF MAKEUP AIR SUPPLIED TO THE BUILDING FROM ALL SOURCES SHALL BE APPROXIMATELY EQUAL TO THE AMOUNT OF EXHAUST AIR.
3. CONNECT PROVIDED EQUIPMENT PER MANUFACTURER'S REQUIREMENTS PROVIDE WATER SUPPLY AND SANITARY/WASTE CONNECTIONS WITH INDIRECT WASTE AND AIR GAP WHERE REQUIRED, INSTALL BACKFLOW PREVENTERS ON ALL WATER CONNECTIONS, AND PROVIDE ELECTRICAL CONNECTIONS WITH PROPER CIRCUIT, VOLTAGE, AND AMPACITY. ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND BE COORDINATED WITH LICENSED PLUMBING AND ELECTRICAL CONTRACTORS.

RED BOTTLE - INTERIOR RENOVATION	
401-411 E DUNDEE RD, RIVERSIDE PLAZA, WHEELING, IL 60090	
EQUIPMENT FLOOR PLAN	
PROJECT NUMBER	C-009
DATE	10/28/2025
DRAWN BY	RM
CHECKED BY	PK
A120	
SCALE	As indicated

LUTEC
Single Head 1-Light Black Outdoor Post Lantern

Received by the Village 10/29/2025



Dimensions	
Product Depth (in.)	9.06 in
Product Height (in.)	88.19 in
Product Width (in.)	10.24 in
Details	
Compatible Bulb Type	LED
Durability	Weather Resistant
Exterior Fixture Type	Post and Lamp Set
Fixture Color/Finish	Black
Fixture Material	Aluminum
Included	Hardware Included
Light Bulb Base Code	E26
Light Bulb Type Included	No Bulbs Included
Max. Bulb Wattage (W)	100 W
Maximum Wattage (watts)	100
Number of Bulbs Required	1
Number of Lights	1 Light
Outdoor Lighting Features	No additional features
Power Source	Hardwired
Recommended Light Bulb Shape Code	E26
Returnable	90-Day
Voltage Type	Line Voltage
Warranty / Certifications	
Manufacturer Warranty	3-year limited warranty



Meeting Minutes
Wednesday, November 19, 2025
Wheeling Plan Commission Regular Meeting
Board Room, Wheeling Village Hall, 2 Community Boulevard, Wheeling, Illinois
6:30 p.m.

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on November 19, 2025.

2. PLEDGE OF ALLEGIANCE

Everyone stood for the Pledge of Allegiance.

3. ROLL CALL

Present were Commissioners Karl, Riles, Myer, Hyken, Sprague, Smart and Chairman Johnson. Also present was Assistant Director of Community Development Steve Robles and Village Attorney Mallory Milluzzi.

4. CHANGES TO AGENDA – None

5. CITIZENS' CONCERNS AND COMMENTS – None

6. CONSENT ITEMS – None

7. ITEMS FOR REVIEW

- 7A. Docket No.: PSU25-0021**
Applicant: DGO Premium Services, Co.
Address: 952 Seton Court
Request: Request for Special Use Approval to Permit a Snow Plow Contractor Business for DGO Premium Services, Co.

See the Findings of Fact for Docket No. PSU25-0021.

MOTION: Commissioner Myer moved, seconded by Commissioner Hyken, to approve Docket No. PSU25-0021, Request for Special Use Approval to Permit a Snow Plow Contractor Business for DGO Premium Services, Co.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Myer, Smart, Sprague, Riles,
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

Mr. Robles confirmed that Ms. Knysz would follow up with information on November 20.

MOTION: Commissioner Smart moved, seconded by Commissioner Myer, to approve closing Docket No. PSU25-0021.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Myer, Smart, Sprague, Riles,
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

7B. Docket No.: PSU25-0023

Applicant: Bonnie's

Address: 31 N. Elmhurst Road

Request: Request for Special Use Approval to Permit a Gaming Establishment

See the Findings of Fact for Docket No. PSU25-0023.

MOTION: Commissioner Karl moved, seconded by Commissioner Riles, to approve Docket No. PSU25-0023, Request for Special Use Approval to Permit a Gaming Establishment

On the roll call, the vote was as follows:

AYES: Commissioners Karl, Myer, Smart, Sprague, Riles,
NAYS: Hyken, Johnson
ABSENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

MOTION: Commissioner Myer moved, seconded by Commissioner Karl, to approve closing Docket No. PSU25-0023.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Myer, Smart, Sprague, Riles,
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

7C. Docket No.: PV25-0009

Applicant: Finn McCool's Irish Pub & Moretti's Unique Events

Address: 373 W. Dundee Road

Request: Request for a Variation to Permit an Increase in the Maximum Sign Area for a Blade Sign on the East Façade from 14.4 Sq. Ft. to 29.5 Sq. Ft.

See the Findings of Fact for Docket No. PV25-0009.

MOTION: Commissioner Karl moved, seconded by Commissioner Myer, to approve Docket No. PV25-0009, Request for a Variation to Permit an Increase in the Maximum Sign Area for a Blade Sign on the East Façade from 14.4 Sq. Ft. to 29.5 Sq. Ft.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Myer, Smart, Sprague, Riles,
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

7D. Docket No.: PV25-0010

Applicant: Finn McCool's Irish Pub & Moretti's Unique Events

Address: 373 W. Dundee Road

Request: Request for a Variation to Permit a Wall Sign on a Non-Permitted Façade on the North Façade

See the Findings of Fact for Docket No. PV25-0010.

MOTION: Commissioner Sprague moved, seconded by Commissioner Smart, to approve Docket No. PV25-0010, Request for a Variation to Permit a Wall Sign on a Non-Permitted Façade on the North Façade.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Myer, Smart, Sprague, Riles,
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

7E. Docket No.: PV25-0011

Applicant: Finn McCool's Irish Pub & Moretti's Unique Events

Address: 373 W. Dundee Road

Request: Request for a Variation to Permit an Awning/Canopy Sign on a Non-Permitted Façade on the West Façade of the Building

See the Findings of Fact for Docket No. PV25-0011.

MOTION: Commissioner Sprague moved, seconded by Commissioner Myer, to approve Docket No. PV25-0011, Request for a Variation to Permit an Awning/Canopy Sign on a Non-Permitted Façade on the West Façade of the Building.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Myer, Smart, Sprague, Riles,
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

7F. Docket No.: PV25-0012

Applicant: Finn McCool's Irish Pub & Moretti's Unique Events

Address: 373 W. Dundee Road

Request: Request for a Variation to Permit a Wall Sign to Project Above the Roofline of a Building on the North Façade of the Building

See the Findings of Fact for Docket No. PV25-0012.

MOTION: Commissioner Myer moved, seconded by Commissioner Karl, to approve Docket No. PV25-0012, Request for a Variation to Permit a Wall Sign to Project Above the Roofline of a Building on the North Façade of the Building.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Myer, Smart, Sprague, Riles,
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

7G. Docket No.: PV25-0013

Applicant: Finn McCool's Irish Pub & Moretti's Unique Events

Address: 373 W. Dundee Road

Request: Request for a Variation to Permit a Cabinet Wall Sign on the North Façade of the Building

See the Findings of Fact for Docket No. PV25-0013.

MOTION: Commissioner Myer moved, seconded by Commissioner Karl, to approve Docket No. PV25-0013, Request for a Variation to Permit a Cabinet Wall Sign on the North Façade of the Building.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Myer, Smart, Sprague, Riles,
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

MOTION: Commissioner Myer moved, seconded by Commissioner Hyken, to approve closing Docket Nos. PV25-0009, PV25-0010, PV25-0011, PV25-0012, and PV25-0013.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Myer, Smart, Sprague, Riles,
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES

MOTION: Commissioner Sprague moved, seconded by Commissioner Myer, to approve the Minutes of the Regular Meeting of November 5, 2025 (including the Findings of Fact for Docket Nos. PSU25-0022 and PTA25-0002).

AYES: Commissioners Hyken, Johnson, Karl, Myer, Riles, Smart, Sprague
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

9. OTHER BUSINESS

Commissioner Hyken wished everyone a Happy Holiday.

Commissioner Sprague asked for an update on London Crossing and if there were still plans. Mr. Robles reported that there were initial plans, but nothing to report at the current time.

Chairman Johnson asked if there were any updates on the Old Market Square Building. Mr. Robles reported that the roof replacement was required because the owner had removed the prior shingles.

10. ADJOURNMENT

MOTION: Commissioner Myer moved, seconded by Commissioner Hyken, to adjourn the meeting at 7:43 p.m. The motion was approved by a voice vote.

**FINDINGS OF FACT
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Date: November 19, 2025

Re: Docket No. PSU25-0021
Request for Special Use Approval to Permit a Snow Plow Contractor Business for
DGO Premium Services (952 Seton Court).

Chairman Johnson called Docket No. PSU25-0021 on November 19, 2025. Present were Commissioners Riles, Myer, Hyken, Karl, Johnson, Sprague and Smart. Also present were Assistant Director of Community Development Steve Robles and Village Attorney Mallory Milluzzi.

DGO Premium Services is seeking Special Use approval to operate a snow plow contractor business/contractor shop providing mobile power washing services to automobile dealerships and snow removal services to municipalities. The subject space would be used for the storage of work materials, tools, and fleet vehicles. Administrative functions such as scheduling, billing, and customer support would be managed within the on-site office, while all field work is performed at client locations.

Secretary Sprague reported that Luis Olaguez was seeking special use approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.10, to permit a snowplow contractor for DGO Premium Services. The special use approval requirements were reviewed. Mr. Robles clarified that DGO Premium Services was located within the I-1 Zoning District and provided a variety of services, which mostly fell in the contractor category. Snow removal services to the clients off-site were also provided, and the snow contractor's use required the special use approval. Staff recommended approval subject to eight conditions.

Luis Olaguez, the petitioner, stepped to the podium and was sworn in. Luis Olaguez explained that they were a family business that started in 2011. They started with power washing and began snow removal services to remain busy in the winter. He discussed the different contracts they had for snow removal. He noted that they would be working 24 hours during the winter storm times. There were locations in different towns, and the materials, such as salt, were in those other locations.

Commissioner Riles asked about the number of vehicles being operated and the operating hours. Luis Olaguez stated that the office opened at 9 a.m., but they started power washing as early as 6 a.m. There were seven pickup trucks and three box trucks. There were four staff members starting at 6 a.m., for a total of 12 employees.

Commissioner Smart asked about the timing of the parking and whether it differed from that of the other businesses. Luis Olaguez confirmed it was at different times. Commissioner Smart asked about noise. Luis Olaguez explained that the majority of work occurred inside.

Commissioner Hyken raised concerns about noise during the middle of the night in a snow event and asked where the plows were stored. Luis Olaguez explained that there were two to three snowplows in storage at most, but they started preparing in advance. They cleared sidewalks with

ATVs and small vehicles and roads with pickup trucks. Commissioner Hyken asked if any lights in the parking lot would be used for assembly. Luis Olaguez confirmed that they would be preparing in advance.

Commissioner Sprague asked about weekend events and how they were handled. Luis Olaguez stated that they would work weekends, and they did not need to go into the storage unless there was an issue. Commissioner Sprague asked if there was any sleeping overnight. Luis Olaguez stated that there was not.

Commissioners Karl and Myer had no questions.

Mr. Robles read the proposed conditions:

1. All materials and equipment shall be located inside the building as shown on the Floor Plan, received 10/7/2025.
2. All vehicle parking, including employee vehicles and fleet vehicles, shall occur entirely on paved surfaces; parking on grass or unpaved areas anywhere on the subject site is prohibited.
3. Any repair shall be limited to the petitioner's fleet vehicles or equipment, and all work shall be conducted indoors.
4. Outdoor storage of materials is not permitted.
5. Any trash bins and dumpsters shall be stored within the building at all times, except for a limited period for scheduled refuse collection.
6. Trailers are not permitted to be parked or stored within the parking lot or elsewhere on the property.
7. Vehicles are not permitted to be double-parked anywhere at the subject property.
8. The maximum number of company/fleet vehicles permitted to be parked and/or stored within the off-street parking areas of the subject property shall not exceed seven (7) at any given time, with a maximum of five (5) vehicles allowed to remain parked overnight.

It was noted that a sign permit would be needed when one was added.

The Commissioners had no further questions.

MOTION: Commissioner Myer moved, seconded by Commissioner Hyken to recommend approval for PSU25-0021, granting Special Use, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in order to permit a snow plow contractor business for DGO Premium Services, Co., located at 952 Seton Court, in accordance with the Petitioner's Project Description Letter received by the Village 9/24/2025 and Floor Plan, received by the Village 10/7/2025, and subject to the following conditions:

1. All materials and equipment shall be located inside the building as shown on the Floor Plan, received 10/7/2025.

2. All vehicle parking, including employee vehicles and fleet vehicles, shall occur entirely on paved surfaces; parking on grass or unpaved areas anywhere on the subject site is prohibited.
3. Any repair shall be limited to the petitioner's fleet vehicles or equipment, which all work shall be conducted indoors.
4. Outdoor storage of materials is not permitted.
5. Any trash bins and dumpsters shall be stored within the building at all times, except for a limited period for scheduled refuse collection.
6. Trailers are not permitted to be parked or stored within the parking lot or elsewhere on the property.
7. Vehicles are not permitted to be double parked anywhere at the subject property.
8. The maximum number of company/fleet vehicles permitted to be parked and/or stored within the off-street parking areas of the subject property shall not exceed seven (7) at any given time, with a maximum of five (5) vehicles allowed to remain parked overnight.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Myer, Sprague, Smart, Riles
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

MOTION: Commissioner Smart moved, seconded by Commissioner Myer to close Docket No. PSU25-0021.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Myer, Sprague, Smart, Riles
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

**FINDINGS OF FACT
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Date: November 19, 2025

Re: Docket No. PSU25-0023
Request for Special Use Approval to Permit a Gaming Establishment for
Bonnie's Gaming, Corp. (31 N. Elmhurst Road)

Chairman Johnson called Docket No. PSU25-0023 on November 19, 2025. Present were Commissioners Riles, Myer, Hyken, Karl, Johnson, Sprague and Smart. Also present were Assistant Director of Community Development Steve Robles and Village Attorney Mallory Milluzzi.

The petitioner is seeking to operate a gaming establishment at the subject location, which was previously occupied by "Moe's Café", a full-service restaurant that included gaming terminals. This request would be limited to a gaming establishment operation, with very limited drinks and food; therefore, the existing kitchen will not be used.

The Zoning Code defines gaming establishments as "an establishment at which gambling activities, pursuant to the state of Illinois regulations, are the primary business conducted on the premises. The term does not include a tavern, restaurant, or entertainment establishment". The Zoning Code limits gaming establishments to one per shopping center/property/development. The proposed Bonnie's would be the only gaming establishment at the subject retail development at the northeast corner of Dundee Road and Elmhurst Road. If approved, no other gaming establishments would be permitted while Bonnie's is in operation. However, full-service restaurants with gaming terminals would continue to be permitted.

Secretary Sprague reported that Bonnie's was seeking special use approval required under Title 19, Zoning, of the Wheeling Village Code, Chapter 19.10, use regulations to permit the operation of the gaming establishment. The special use approval requirements were reviewed. Mr. Robles clarified that it was a gaming establishment only and no food would be served.

Bonnie Singer, the petitioner, stepped to the podium and was sworn in. She expressed her excitement and noted that they would have very strict rules in relation to alcohol sales. No food would be served aside from some complimentary snacks. There would be a three-drink maximum per day.

Grace Baston stepped to the podium and was sworn in to provide public comment. She voiced her opposition to another gaming establishment in the neighborhood. She discussed that Wheeling had become a small Las Vegas controlled by corporations, and that if another gaming establishment went in close to her business that had gaming machines, it would hurt their business. She noted that it did not feel like the Village of Wheeling was growing anymore.

Bonnie Singer clarified that she was not a corporation, just an individual wanting to open a business. It would be her first and only location, and she had been looking for a location for the past two years.

Commissioner Myer had no questions.

Commissioner Karl asked if new machines were being brought in. Bonnie Singer confirmed that new machines would be brought in and noted that the building was left empty. Commissioner Karl asked how the three-drink policy would be monitored. Bonnie Singer reported that the employees would be trained to get an ID and keep a name, and keep track, and then when the employees changed over, they would be provided a list.

Commissioner Sprague asked if property taxes had been raised recently. Mr. Robles confirmed that they had not been raised in the past few years.

Commissioner Hyken asked how many employees would be present. Bonnie Singer stated that there would be between two and four employees, and there would be one at a time since the location was small. She discussed that she was not sure about the length of shifts yet. Commissioner Hyken raised concerns about only having one employee. Bonnie Singer explained that the soda, water, and snacks were self-serve, so the only thing the employee would have to serve would be alcohol. Commissioner Hyken asked about the capacity. Bonnie Singer stated that she did not expect more than five people at a time, and that it would be a lot of people coming and going.

Commissioner Smart asked if there was a cap on gaming licenses in Wheeling. It was confirmed that there was no limit throughout the Village, but there could only be one gaming establishment in the same plaza. It was different than Moe's since Moe's was a restaurant with gaming terminals. Commissioner Smart asked if there was any discussion on a cap. It was reported that the cap was removed in 2018. Bonnie Singer noted that they were the only gaming establishment in the strip mall.

Commissioner Karl asked if patrons would be allowed to bring in food from other places. Bonnie Singer confirmed it would not be allowed. Commissioner Karl asked if just bottles and cans would be sold. Bonnie Singer stated it was. Commissioner Karl asked how they would handle patrons who had already been drinking. Bonnie Singer explained that all employees would have to get their Basset card, and she would have conversations with all of the employees. Any patrons who came into the establishment and seemed drunk or tipsy would not be allowed to have a drink.

Chairman Johnson asked if the approval for the machines had been received. Bonnie Singer stated that she had not done that yet because it was a later step.

Mr. Robles read the proposed conditions:

1. The hours of operation shall be consistent with the associated Wheeling Liquor License.
2. The area on the Floor Plan labeled "Kitchen, Not In Use" shall not be used for any purpose, including but not limited to the preparation, handling, or service of open food.
3. Pennants, streamers, banners, posters, ribbons, strings of light bulbs, spinners, inflatable objects, the outlining of windows with neon tubing or strings of lights, blinking or flashing, or other attention-getting devices are prohibited.
4. Food service shall be limited to pre-packaged food items only. The preparation, handling, or service of open food is prohibited.
5. A building permit shall be obtained from the Department of Community Development prior to any commencement of any interior and/or exterior construction.

6. A Wheeling Sign Permit shall be applied for and received prior to the installation of exterior signage, except for signage pursuant to Chapter 21.6 of the Wheeling Sign Code.

MOTION: Commissioner Karl moved, seconded by Commissioner Riles to recommend approval for PSU25-0023, granting Special Use Approval as required under Title 19, Zoning, of the Wheeling Village Code, Chapter 19-10 Use Regulations and associated sections, to permit the operation of a gaming establishment for Bonnie's, located at 31 S. Elmhurst Road, which is zoned MXT, Transit-Oriented Mixed Use, in accordance with the Project Description Letter prepared by Bonnie Singer, dated 10/8/2025 and Floor Plan Submitted to the Village 10/22/2025, and subject to the following conditions:

1. The hours of operation shall be consistent with the associated Wheeling Liquor License.
2. The area on the Floor Plan labeled "Kitchen, Not In Use" shall not be used for any purpose, including but not limited to, the preparation, handling, or service of open food.
3. Pennants, streamers, banners, posters, ribbons, strings of light bulbs, spinners, inflatable objects, the outlining of windows with neon tubing or strings of lights, blinking or flashing, or other attention getting devices are prohibited.
4. Food service shall be limited to pre-packaged food items only. The preparation, handling, or service of open food is prohibited.
5. A building permit shall be obtained from the Department of Community Development prior to any commencement of any interior and/or exterior construction.
6. A Wheeling Sign Permit shall be applied for and received prior to the installation of exterior signage, except for signage pursuant to Chapter 21.6 of the Wheeling Sign Code.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Myer, Sprague, Smart, Riles
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

MOTION: Commissioner Myer moved, seconded by Commissioner Karl to close Docket No. PSU25-0021.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Myer, Sprague, Smart, Riles
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

**FINDINGS OF FACT
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Date: November 19, 2025

Re: Docket No. PV25-0009
Finn McCool's Irish Pub & Moretti's Unique Events, 373 W. Dundee Road

Docket No. PV25-0009: Request for a variation from Title 19 Zoning, of the Wheeling Municipal Code, Chapter 19.09 – Planned Unit Developments and associated sections, and the Design Standards for Wheeling Town Center, to permit an increase in the maximum sign area for a blade sign on the east façade from 14.4 sq. ft. to 29.5 sq. ft.

Chairman Johnson called Docket No. PV25-0009 on November 19, 2025. Present were Commissioners Riles, Myer, Hyken, Karl, Johnson, Sprague and Smart. Also present were Assistant Director of Community Development Steve Robles and Village Attorney Mallory Milluzzi.

As part of the Finn McCool's transition of the former Mia's Cantina/Arctic Spoon building, the petitioner is requesting a variation to allow an increase in the maximum permitted blade sign area on the east façade from 14.4 sq. ft. to 29.5 sq. ft.

Under the Wheeling Town Center Sign Regulations that were amended in April 2025, blade signs are limited to a maximum of 10% of the allowable wall sign area for the same building façade, which exceeds the maximum 8 sq. ft. area permitted by the Wheeling Sign Code. For the east façade of the Finn McCool's building, the maximum permitted blade sign area is 14.4 square feet. The proposed Finn McCool's blade sign measures approximately 29.5 sq. ft., exceeding the maximum permitted size by 15.1 square feet.

The proposed blade/projecting sign is comparable in size to the blade sign on the east façade of the adjacent Moretti's building (also owned and operated by Ala-Carte Entertainment), which was used by the petitioner to design the proposed Finn McCool's blade sign rather than adhering to the recently amended Wheeling Town Center Sign Regulations. However, the Moretti's building has a greater linear wall length, which results in a larger allowable blade sign area under the current Town Center regulations.

The proposed sign is a double-faced, externally mounted blade sign projecting perpendicularly from the building façade. The sign design features the business name "Finn McCool's Irish Pub" in stylized white lettering on a green background with a white outline. The sign has an irregular, custom shape that follows the text contour. The proposed signage utilizes the corporate logo for the established "Finn McCool's" brand.

The proposed sign will be suspended from a horizontal metal bracket mounted to the building at a height of 15 feet, providing adequate clearance beneath the sign. The sign extends 8 feet 3 inches from the wall, which complies with the maximum allowable projection for blade signs within Wheeling Town Center (9 feet).

Chairman Johnson called Docket No. PV25-0009 on November 19, 2025. Present were Commissioners Riles, Myer, Hyken, Karl, Johnson, Sprague and Smart. Also present were Assistant Director of Community Development Steve Robless and Village Attorney Mallory Milluzzi.

Secretary Sprague reported that Ala-Carte Entertainment was seeking variations to permit an increase in the maximum signage area for the blade sign for Fin McCool's Irish Pub and Morretti's Unique Events, to permit a wall sign on a non-permitted façade on the north façade of the building, to permit an awning/canopy sign on a non-permitted façade on the west façade, to permit a wall sign to project above the roofline of a building on the north façade, and to permit a cabinet wall sign on the north façade of the building. The requirements for a zoning variation were reviewed. Mr. Robles reviewed the requested variations. He noted that the only variance applicable to the sign was the increase from 14.4 square feet to 29.5 square feet.

Mark Hoffman, the petitioner, stepped to the podium and was sworn in.

It was asked if the blade sign would be bigger than Moretti's building. Mark Hoffman explained that it would be slightly smaller because the building was smaller.

Mr. Robles read the proposed condition:

1. A Wheeling Sign Permit shall be applied for and received prior to the installation of all exterior signage.

The Commissioners had no further questions.

MOTION: Commissioner Karl moved, seconded by Commissioner Myer, to recommend approval of Docket No. PV25-0009, granting a variation from Title 19 Zoning, of the Wheeling Municipal Code, Chapter 19.09 – Planned Unit Developments and associated sections, and the Design Standards for Wheeling Town Center, to permit an increase in the maximum sign area for a blade sign on the east façade from 14.4 sq. ft. to 29.5 sq. ft. for Finn McCool's Irish Pub & Moretti's Unique Events, for the property located at 373 W. Dundee Road, Wheeling, Illinois, in accordance with the Sign Plans prepared by OMEGA Sign & Lighting, Inc. last revised 10/14/2025 and Project Description Letter prepared by Mark Hoffman, dated 10/24/2025, subject to the following condition:

1. A Wheeling Sign Permit shall be applied for and received prior to the installation of all exterior signage.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Myer, Sprague, Smart, Riles
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

MOTION: Commissioner Myer moved, seconded by Commissioner Hyken to close Docket Nos. PV25-0009, PV25-0010, PV25-0011, PV25-0012 and PV25-0013.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Myer, Sprague, Smart, Riles

NAYS: None

ABSENT: None

ABSTAIN: None

There being seven affirmative votes, the motion was approved.

FINDINGS OF FACT AND RECOMMENDATION

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Date: November 19, 2025

Re: Docket Nos. PV25-0010
Finn McCool's Irish Pub & Moretti's Unique Events, 373 W. Dundee Road

Docket No. PV25-0010: Request for a variation from Title 21, Signs, of the Wheeling Municipal Code, Chapter 21.4 Wall – Mounted Signs, to permit a wall sign on a non-permitted façade on the north façade of the building.

Chairman Johnson called Docket No. PV25-0010 on November 19, 2025. Present were Commissioners Riles, Myer, Hyken, Karl, Johnson, Sprague and Smart. Also present were Assistant Director of Community Development Steve Robles and Village Attorney Mallory Milluzzi.

As part of the Finn McCool's transition of the former Mia's Cantina/Arctic Spoon building, the petitioner is requesting a variation to permit a wall sign on a non-permitted (north) façade of the building which does not have the required street frontage or is adjacent to an off-street parking area. The wall sign meets the required sign area as shown in the table below:

Sign Area Analysis– North Facade

Length of Wall	67 FT
Allowable Sign Area (length X 1.5)	100.5 Sq. Ft.
Proposed Sign Area	72.92 Sq. Ft.

The proposed wall sign is an illuminated single-face contour cabinet sign that projects approximately 2 feet above the north courtyard roofline, which also requires a variation from the Sign Code (refer to Docket No. PV25-0012). The sign features the business name "Finn McCool's Irish Pub" in white stylized lettering on a green background with painted green aluminum trim and returns. The sign face is composed of polycarbonate with internal LED illumination.

The design is consistent with the pub's branding and provides primary identification for the north elevation, oriented toward the internal courtyard/Village Green of the Wheeling Town Center.

Mark Hoffman, the petitioner, stepped to the podium and was sworn in.

Mr. Robles reported that variance allowed for the sign not to face a parking or street due to the unique layout.

Mark Hoffman noted that they had gotten rid of the mix of signs that other businesses had used. He discussed that he believed the prior businesses had failed due to a lack of visibility. The building was hidden, and visibility would be a key factor to success. The proposed projection above the roofline was similar to businesses in the area. The sign needed to be placed higher due to the trees in the area.

Commissioner Myer asked what the apartments behind the sign would see. Mark Hoffman

confirmed that it would not be noticed, and it would be painted black or the same color as the building.

Commissioner Sprague asked if the sign would block any views. Mark Hoffman stated that it would not block any views. Commissioner Sprague asked what the correct height above the roof was. Mark Hoffman reported that it was six feet above the roofline.

Commissioner Karl asked for clarification on the back of the sign. He asked if there was any thought to providing a logo to give it a better look. Mark Hoffman stated that the only people who would be able to see a portion of it were the residents, and he did not want the residents to have to look at marketing.

Commissioner Smart asked if the sign was as low as it could go. Mark Hoffman confirmed that it was as low as it could be to not be completely blocked. She commented that other businesses had signs below the roofline. It was explained that Synergy had a sign 15 feet above the roofline, and other businesses had signs above the roofline. Commissioner Smart commented that other businesses had individual letters rather than a logo. Mark Hoffman explained that he could not do individual letters because it would not work structurally, but he used the custom design so it could be aesthetically pleasing.

Chairman Johnson asked if the blade sign was two-sided. Mark Hoffman stated that it was not, but it could be updated to be. He explained that it was in the center of the building, so there would be little visual from any of the apartments.

Mr. Robles read the proposed condition:

1. A Wheeling Sign Permit shall be applied for and received prior to the installation of all exterior signage.

The Commissioners had no further questions.

MOTION: Commissioner Sprague moved, seconded by Commissioner Smart, to recommend approval of Docket No. PV25-0010, granting a variation from Title 21, Signs, of the Wheeling Municipal Code, Chapter 21.4 Wall-Mounted Signs, and associated sections, to permit a wall sign on the north façade without street frontage or being adjacent to an off-street parking area, for Finn McCool's Irish Pub & Moretti's Unique Events, located at 373 W. Dundee Road, Wheeling, Illinois, in accordance with the Sign Plans prepared by OMEGA Sign & Lighting, Inc. last revised 10/14/2025 and Project Description Letter prepared by Mark Hoffman, dated 10/24/2025, subject to the following condition:

1. A Wheeling Sign Permit shall be applied for and received prior to the installation of all exterior signage.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Myer, Sprague, Smart, Riles
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

MOTION: Commissioner Myer moved, seconded by Commissioner Hyken to close Docket Nos. PV25-0009, PV25-0010, PV25-0011, PV25-0012 and PV25-0013.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Myer, Sprague, Smart, Riles

NAYS: None

ABSENT: None

ABSTAIN: None

There being seven affirmative votes, the motion was approved.

FINDINGS OF FACT AND RECOMMENDATION

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Date: November 19, 2025

Re: Docket No. PV25-0011
Finn McCool's Irish Pub & Moretti's Unique Events, 373 W. Dundee Road

Docket No. PV25-0011: Request for a variation from Title 21, Signs, of the Wheeling Municipal Code, Chapter 21.4 Wall – Mounted Signs, to permit an awning/canopy sign on a non-permitted façade on the west façade of the building.

Chairman Johnson called Docket No. PV25-0011 on November 19, 2025. Present were Commissioners Riles, Myer, Hyken, Karl, Johnson, Sprague and Smart. Also present were Assistant Director of Community Development Steve Robles and Village Attorney Mallory Milluzzi.

As part of the Finn McCool's transition of the former Mia's Cantina/Arctic Spoon building, the petitioner is requesting a variation to install an awning/canopy sign on an existing canopy on the west façade which does not have street frontage or is adjacent to an off-street parking area. The awning/canopy sign exceeds the maximum permitted sign area as shown in the table below:

Sign Area Analysis– West Facade

Length of Canopy	42' 7" FT
Allowable Sign Area (length X 1.5)	63.88 Sq. Ft.
Proposed Sign Area	41.49 Sq. Ft.

The sign features the business name "Finn McCool's" in white stylized lettering on a green background with painted green aluminum trim and returns. The tagline "Irish Pub" is located below the main lettering in smaller white text. The sign face is composed of polycarbonate with internal LED illumination.

Mark Hoffman, the petitioner, stepped to the podium and was sworn in.

Mr. Robles reported that the façade was facing the interior courtyard, and the sign was over the main entrance.

Mark Hoffman stated that it was the only signage for Fin McCool's in the courtyard area, and it was the main entrance.

It was asked if there would be any other signage for the banquet facility. Mark Hoffman explained that Morretti's would likely include half of the leads, and trying to add more signage would be confusing. When people called to book a party, they would explain the location.

Mr. Robles read the proposed condition:

1. A Wheeling Sign Permit shall be applied for and received prior to the installation of all exterior signage.

The Commissioners had no further questions.

MOTION: Commissioner Sprague moved, seconded by Commissioner Myer, to recommend approval of Docket No. PV25-0011, granting a variation from Title 21, Signs, of the Wheeling Municipal Code, Chapter 21.4 Wall-Mounted Signs, and associated sections, to permit an awning/canopy sign on the west façade without street frontage or being adjacent to an off-street parking area, for Finn McCool's Irish Pub & Moretti's Unique Events, located at 373 W. Dundee Road, Wheeling, Illinois, in accordance with the Sign Plans prepared by OMEGA Sign & Lighting, Inc. last revised 10/14/2025 and Project Description Letter prepared by Mark Hoffman, dated 10/24/2025, subject to the following condition:

1. A Wheeling Sign Permit shall be applied for and received prior to the installation of all exterior signage.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Myer, Sprague, Smart, Riles
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

MOTION: Commissioner Myer moved, seconded by Commissioner Hyken to close Docket Nos. PV25-0009, PV25-0010, PV25-0011, PV25-0012 and PV25-0013.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Myer, Sprague, Smart, Riles
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

**FINDINGS OF FACT
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Date: November 19, 2025

Re: Docket Nos. PV25-0012
Finn McCool's Irish Pub & Moretti's Unique Events, 373 W. Dundee Road

Docket No. PV25-0012: Request for a variation from Title 21 Signs, of the Wheeling Municipal Code, Chapter 21.4 Wall – Mounted Signs to permit a wall sign to project above the roofline of a building on the north façade of the building.

Chairman Johnson called Docket No. PV25-0012 on November 19, 2025. Present were Commissioners Riles, Myer, Hyken, Karl, Johnson, Sprague and Smart. Also present were Assistant Director of Community Development Steve Robles and Village Attorney Mallory Milluzzi.

As part of the Finn McCool's transition of the former Mia's Cantina/Arctic Spoon building, the petitioner is requesting a variation to permit a wall sign to project above the roofline of the north building façade. This sign also requires a variation to permit a wall sign on a façade (north façade) without street frontage or being adjacent to an off-street parking area (refer to Docket No. PV25-0010).

The proposed sign for Finn McCool's is an illuminated single-face contour cabinet sign that projects approximately 2 feet above the building roofline of the north building façade. The Sign Code prohibits signs from projecting above the roofline of a building, except signs mounted on mansard roofs or pent eaves.

Mark Hoffman, the petitioner, stepped to the podium and was sworn in.

Mr. Robles reported that the variance would allow for the sign to extend above the roofline.

Mr. Robles read the proposed conditions:

1. This variation shall not be transferable to any future business, tenant, occupant or owner of the premises. Any subsequent signage for a new tenant shall be required to comply with the Village Sign Code.
2. The wall sign shall be mounted to the building façade and shall not have any structural supports or elements that extend above the roof line of the subject building.
3. A Wheeling Sign Permit shall be applied for and received prior to the installation of all exterior signage.

The Commissioners requested that a fourth condition be added to paint the back of the sign a neutral color.

The Commissioners had no further questions.

MOTION: Commissioner Myer moved, seconded by Commissioner Karl, to recommend approval of Docket No. PV25-0012, granting a variation from Title 21, Signs, of the Wheeling Municipal Code, Chapter 21.4 Wall-Mounted Signs, and associated sections, to permit a wall sign to project above the roofline of a building (north façade), for Finn McCool's Irish Pub & Moretti's Unique Events, located at 373 W. Dundee Road, Wheeling, Illinois, in accordance with the Sign Plans prepared by OMEGA Sign & Lighting, Inc. last revised 10/14/2025 and Project Description Letter prepared by Mark Hoffman, dated 10/24/2025, subject to the following conditions:

1. This variation shall not be transferable to any future business, tenant, occupant or owner of the premises. Any subsequent signage for a new tenant shall be required to comply with the Village Sign Code.
2. The wall sign shall be mounted to the building façade and shall not have any structural supports or elements that extend above the roof line of the subject building.
3. A Wheeling Sign Permit shall be applied for and received prior to the installation of all exterior signage.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Myer, Sprague, Smart, Riles
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

MOTION: Commissioner Myer moved, seconded by Commissioner Hyken to close Docket Nos. PV25-0009, PV25-0010, PV25-0011, PV25-0012 and PV25-0013.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Myer, Sprague, Smart, Riles
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

**FINDINGS OF FACT
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Date: November 19, 2025

Re: Docket Nos. PV0013
Finn McCool's Irish Pub & Moretti's Unique Events, 373 W. Dundee Road

Docket No. PV25-0013: Request for a variation from Title 21 Signs, of the Wheeling Municipal Code, Chapter 21.7 Prohibited Signs to permit cabinet (box style) wall signs on the north and west facades of the building.

Chairman Johnson called Docket No. PV25-0013 on November 19, 2025. Present were Commissioners Riles, Myer, Hyken, Karl, Johnson, Sprague and Smart. Also present were Assistant Director of Community Development Steve Robles and Village Attorney Mallory Milluzzi.

As part of the Finn McCool's transition of the former Mia's Cantina/Arctic Spoon building, the petitioner is requesting a variation for the installation of internally illuminated cabinet style wall sign on the north building facade. The north wall sign also requires a variation as the north building façade does not have street frontage or is adjacent to an off-street parking area of the building (refer to Docket No. PV25-0010), as well as, a variation to permit a wall sign to project above the roofline (refer to Docket No. PV25-0012).

The Wheeling Sign Code requires wall signs to consist of individual letters or other creative features that improve visual interest (typically made of aluminum and acrylic), where each letter is internally illuminated, with the light contained within the individual letter housing. This design allows the sign to appear lighter, more refined, and architecturally integrated with the building. Cabinet style signs consist of a single, enclosure that contains all the lettering and graphics on a single illuminated face. The entire face illuminates as one fabricated panel.

Individual letter wall signs are preferred and required by the Village because they provide a cleaner, more architecturally integrated appearance than cabinet-style signs. Unlike cabinet signs, which illuminate a large background area and can appear bulky, individual channel letters better complement the building's design and surrounding development. For this reason, staff cannot support the variation to permit cabinet signs.

Mark Hoffman, the petitioner, stepped to the podium and was sworn in.

Mr. Robles reported that the style was cabinet-style, so it read more as a logo.

Mr. Robles read the proposed conditions:

1. This variation shall not be transferable to any future business, tenant, occupant or owner of the premises. Any subsequent signage for a new tenant shall be required to comply with the Village Sign Code.
2. A Wheeling Sign Permit shall be applied for and received prior to the installation of all exterior signage.

The Commissioners had no further questions.

MOTION: Commissioner Myer moved, seconded by Commissioner Karl, to recommend approval of Docket No. PV25-0013, granting a variation from Title 21, Signs, of the Wheeling Municipal Code, Chapter 21.7 Prohibited Signs, and associated sections, to permit internally illuminated cabinet style wall sign on the north building facade, for Finn McCool's Irish Pub & Moretti's Unique Events, located at 373 W. Dundee Road, Wheeling, Illinois, in accordance with the Sign Plans prepared by OMEGA Sign & Lighting, Inc. last revised 10/14/2025 and Project Description Letter prepared by Mark Hoffman, dated 10/24/2025, subject to the following conditions:

1. This variation shall not be transferable to any future business, tenant, occupant or owner of the premises. Any subsequent signage for a new tenant shall be required to comply with the Village Sign Code.
2. A Wheeling Sign Permit shall be applied for and received prior to the installation of all exterior signage.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Myer, Sprague, Smart, Riles
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

MOTION: Commissioner Myer moved, seconded by Commissioner Hyken to close Docket Nos. PV25-0009, PV25-0010, PV25-0011, PV25-0012 and PV25-0013.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Myer, Sprague, Smart, Riles
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.



MEMORANDUM

DATE: December 3, 2025
FROM:
SUBJECT: 2026 Plan Commission Calendar
RECOMMENDED ACTION: No action required.

EXECUTIVE SUMMARY



2026 REGULAR MEETING SCHEDULE
VILLAGE OF WHEELING
PLAN COMMISSION

SECOND AND FOURTH WEDNESDAY OF THE MONTH
(*except as noted)

6:30 P.M.

January 14

January 28

February 11

February 25

March 11

March 25

April 8

April 22

May 13

May 27

June 10

June 24

July 8

July 22

August 12

August 26 (Joint Village Board/Plan Commission Meeting)

September 9

September 23

October 14

October 28

November 4*

November 18*

December 2*

December 16*

**THESE MEETINGS WILL BE HELD IN THE BOARD ROOM AT THE VILLAGE
HALL, 2 COMMUNITY BOULEVARD**